



Report for Millar Merrigan

Native Vegetation Assessment for 6489
Melba Highway, Yea (Lot 1 on TP558411)

August 2024

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1 Introduction

1.1 Project Background

ID Ecological Management (ID Ecological) has been commissioned by Millar Merrigan to undertake a native vegetation assessment at the site of a proposed subdivision. The subdivision proposal covers a single land parcel at 6489 Melba Highway Yea (Lot 1 on TP 558411).

Appendix 1 provides a site plan of the proposal (*Concept Subdivision Layout, Version 1, February 2023*). 23 lots are proposed to be established on the 11.84 hectare site, with all exceeding 4,000m² as required within the Low Density Residential Zone (LDRZ). A road entry point is planned from Smith Street at the northern boundary of the site and two internal roads are planned that terminate in court bowls.

This report describes the native vegetation and biodiversity values at the site and assesses the impacts from the development proposal. This report provides information to the level of the 'detailed' risk-based pathway of assessment under the Department of Energy, Environment and Climate Energy (DEECA) *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) (the Guidelines).

Assessment of all native vegetation within the site was completed by ID Ecological on the 19th of February 2024. Trees with potential to be impacted by development within the site were also recorded within adjacent roadside reserves and private land.

1.2 Objectives

The objectives of this assessment are to:

- Review relevant databases and previous reports for ecological information of the site, including mapped EVC's and for records and identification of potentially present threatened species.
- Undertake site assessment of the study area, including:
 - Recording a complete flora list;
 - Recording a fauna list of any incidental observations;
 - Photographs of the site (with locations recorded);
 - Identification, mapping and assessment of any native vegetation patches (4m accuracy);
 - Map and record gps locations and diameter at breast height of all scattered and large trees in patches (4m accuracy); and
 - Identification and mapping of the location or extent of any species, species habitat or communities protected by either the EPBC or FFG Acts.
- For the proposed development provide a detailed response to the information requirements under Clause 52.17 of the planning scheme and DEECA Native Vegetation Guidelines;
- Provide maps to DEECA standards that show the locations of all ecological features identified and the extent of impacts to native vegetation under the proposal; and

- Provide recommendations to avoid minimise impacts and any further investigations such as targeted species surveys or the like.

1.3 Study Area

The study site, shown in *Figure 1*, is located at the outer eastern edge of the large rural township of Yea. It abuts The Melba Highway which is the main access road into the town from the south, following the Yea River for much of its course north of Glenburn. The Yea River is located 100 m east of the site, it forms the Yea Wetlands 1 km north of the site before entering the Goulburn River further north of Yea.

The site is located approximately 1 km south of the Yea town centre and 78 kilometres north east of the Melbourne CBD. The site measures approximately 11.84 hectares in area and lies within the Central Victorian Uplands Bioregion, the boundaries of the Goulburn-Broken Catchment Management Authority (GBCMA) and the Murrindindi Shire.

The north west corner is the sites highest point which sits at 210m above sea level (asl). The site has a southerly/ south easterly aspect that slopes down towards the Yea River floodplain. At its southern boundary the site sits at 180 m asl.

A small creek line runs west to east through the centre of the site with a small farm dam (400m²) located nearby. The site contains no existing structures.

The site is mainly surrounded by cleared agricultural land and relatively large rural living properties. At its north lies the Yea township, which has an increased presence of smaller residential lots. East of the highway the Yea River floodplain forms a wide expanse of fertile grazing land.

Small tracts of remnant bushland around 2-3 hectares in size remain within a 1km radius of the site, these are contained within private land and public reserves. A narrow band of native riparian vegetation follows the Yea River and the Yea Wetlands protects over 30 hectares of mostly native vegetation. Out beyond the Yea township agricultural land use dominates and the presence of native vegetation is more restricted.

The most significant tracts of native vegetation close to the site include:

- The Yea Cemetery Reserve which holds around 20 ha of patchy remnant woodland 500 metres west of the site;
- The Yea G117 Bushland Reserve which holds around 20 ha of patchy remnant woodland 700 metres west of the site; and
- The Yea Wetlands and wider Yea River floodplain north of the town which contains around 100 hectares of patchy native vegetation.

A planning property reports is provided as *Appendix 2*. The site is subject to the following planning zones and overlays:

Planning Zones

Low Density Residential Zone (LDRZ)

Native Vegetation Assessment for 6489 Melba Highway, Yea | August 2024

Planning Overlays

Development Plan Overlay – Schedule 2 (DPO2)

(DoTP, 2024)

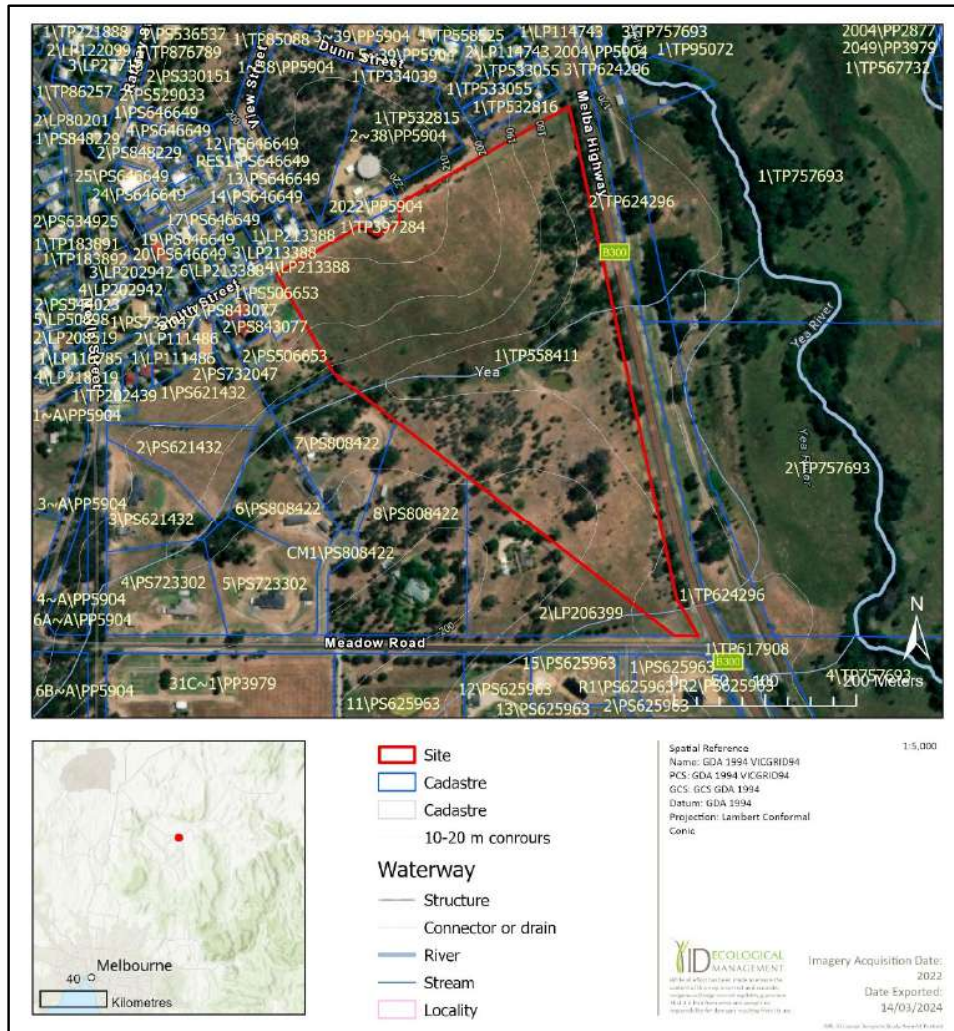


Figure 1: Study area

2 Description of Methods

2.1 Data and Literature Review

The DEECA's online interactive map, *Naturekit* (DEECA, 2024a) was used to gain an insight into the overall distribution of native vegetation on the site and the Ecological Vegetation Class (EVC) to which any remnant vegetation may belong.

The DEECA's *Victorian Biodiversity Atlas* (VBA) (DEECA, 2024b) was also accessed to identify if any taxa listed or protected under the *Victorian Flora and Fauna Guarantee Act 2019* (FFG Act), or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) have been, or potentially could be, located at the site.

The DEECA's *NVR map* was accessed to identify the presence of any mapped current wetlands and the modelled condition scores of any native vegetation that might be found on site (DEECA, 2024c).

Other relevant literature on the species and ecological communities likely to occur in the area were also accessed as required.

2.2 Field Survey

A survey of the site was undertaken on the 19th of February 2024. During the survey, all flora present on the site was recorded and vegetation quality assessments were carried out using the methods described below.

The survey was completed by the following participants:

- Ben Imbery- B.A.Sc. (Env. Mgt.), DELWP accredited native vegetation assessor, 15 years' experience in environmental consultancy and flora and fauna assessments; and
- Antares Fuhrmann- B.Sc. (Earth Sc.), 10 years' experience in environmental consultancy and flora and fauna assessments.

2.2.1 Vegetation Quality Assessment

Native vegetation is defined in the Victoria Planning Provisions (Definitions – Clause 72) as '*plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses*'. DEECA's *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) (the Guidelines) further defines native vegetation into two categories: 'patches' and 'scattered trees' outlined below:

A 'patch' of native vegetation is:

- An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native;
- Any area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy; or
- Any mapped wetland included in the Current wetlands map, available in DEECA systems and tools.

A 'scattered tree' is:

- A native canopy tree that does not form part of a remnant patch. (DELWP, 2017)

Following these definitions all native vegetation on site was categorised as either 'patches' or 'scattered trees'.

Patches were further categorised into EVCs and furthermore into habitat zones. These areas were GPS mapped and assessed using the habitat hectare method described by DSE (2004) in the *Vegetation Quality Assessment Manual – Guidelines for applying the habitat hectares scoring method - Version 1.3*.

All large size class trees within and immediately adjacent to the site and all scattered trees on site were identified to species level, GPS mapped and had their Diameter at Breast Height (DBH) and any other relevant data recorded.

2.3 Assessment of Native Vegetation Impacts and Quantification of Losses

2.3.1 Large Trees in Patches and Scattered Trees

Under the Guidelines (DELWP, 2017) large trees in patches are accounted for in the overall condition score of remnant patches and a count of the number of large trees within a patch marked as lost is provided to DEECA when processing offset requirements. Scattered trees are assigned a default area and condition score of 0.2 while an individual canopy tree deemed lost within a patch is assigned the quality score of the patch it is contained within.

2.3.2 Direct Impacts

Native patches or canopy trees contained within the Construction Impact Zone (CIZ), i.e. roadway or building envelope, are assessed as lost.

2.3.3 Tree Protection Zone Impacts- Indirect Losses

The DEECA defines a Tree Protection Zone (TPZ) as '*an area around the trunk of the tree which has a radius of 12 × the diameter at breast height to a maximum of 15 metres but no less than 2 metres*'. Unless an arborist report indicates otherwise, a tree, or trees will be deemed lost if the encroachment from construction (i.e. compaction and excavation) into the TPZ is greater than 10%, or is inside the Structural Root Zone (SRZ) (DELWP, 2018).

2.3.4 Consequential Losses

The DEECA also requires that 'consequential losses' be considered when determining losses to native vegetation under a subdivision proposal scenario. The DEECA's *Assessors handbook- Applications to remove, destroy or lop native vegetation* (DELWP, 2018) describes these considerations and the requirement to include:

- All native trees or patches within a newly created lot less than 0.4 ha in size as 'lost'; and
- All native trees or patches contained within 2 metres either side of any newly established internal property boundaries as 'lost'.

2.3.5 Limitations

The vegetation assessment was undertaken in February of 2024, this is outside of the optimum Spring period for flora surveys to be carried out. It is, therefore, possible that some annual, deciduous or dormant taxa may not have been visible which. Additionally, some taxa have not been identified to specific or infraspecific rank due to the absence of flowering, or other material typically used for identification.

The fauna survey consisted of recording incidental observations and did not involve a targeted fauna survey. Consequently, further species are likely to be recorded given further time and or the undertaking of more detailed survey.

3 Database Results

3.1 Review

Interrogation of the DEECA's *Victorian Biodiversity Atlas* (VBA) (DEECA, 2024b) identified the following recordings of threatened flora nearby to the site (<1 km):

- A recent (2007) recording of *Dianella amoena* (Matted Flax-lily), listed as Endangered under the EPBC Act and Critically Endangered on the FFG Act Threatened List, 900m north of the site; and
- A recent (2011) recording of *Dianella longifolia* var. *grandis* (Arching Flax-lily), listed as Endangered under the EPBC Act and Critically Endangered on the FFG Act Threatened List, 950m west of the site.

Interrogation of the DEECA's *Victorian Biodiversity Atlas* (VBA) (DEECA, 2024b) identified the following recordings of threatened fauna nearby to the site (<1 km):

- A historical (1911) recording of *Aphelocephala leucopsis* (Southern Whiteface), listed as Vulnerable under the EPBC Act, at the Yea River 800m east of the site;
- 6 recent recordings (2001-2011) of *Delma impar* (Striped Legless Lizard), listed as Vulnerable under the EPBC Act and Endangered on the FFG Act Threatened List, 700m to the south of the site;
- 40 recent recordings (2008-2018) of *Synemon plana* (Golden Sun Moth), listed as Vulnerable under the EPBC Act and on the FFG Act Threatened List. There has been 10 recordings of the species in the rail reserve 200m south of the site and 962 recordings overall within a 2 km radius of the site; and
- Recordings of four threatened aquatic fauna species all within the Yea River corridor to the east of the Melba Highway.

The DEECA models EVC 175_01: *Grassy Woodland* over the ridge line that extends into the north west corner of the site. The rest of the site is mapped as EVC 55: *Plains Grassy Woodland* which further extends across the lower slopes and plains to the south of the site. Both EVC's have a Bioregional Conservation Significance (BCS) of Endangered (DEECA, 2024a).

One EPBC Act listed ecological community has potential to occur on the site; the nationally Endangered *Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia* community (GBCMA, 2016). The community typically occupies drier sites found in the region north of Yea that have a rainfall zone of 375-700 mm/year (DCCEEW, 2010). Yea has an average annual rainfall of 756 mm/year (Climate Data, 2024) and the site is considered just outside the range of occurrence for this community.

The DEECA's NVVR online map shows that there are no 'mapped current wetlands' located within or adjacent to the site. The closest mapped wetland was located 500m east on one of the Yea River channels (DEECA, 2024c).

4 Field Survey

4.1 Flora Species

4.1.1 Flora Species Recorded

A total of 75 vascular plants were recorded. Of these, 29 are considered to be taxa native to Victoria. *Appendix 3* provides the results of the flora survey.

4.1.2 Significant Flora Species

The site survey did not record any significant flora species onsite.

4.2 Fauna Species

4.2.1 Fauna Species Recorded

A total of 12 fauna species were recorded during an opportunistic survey at the site. Fauna recorded comprised 10 native and 2 exotic bird species.

Appendix 4 provides the results of the fauna survey.

4.3 Native Vegetation

4.3.1 Ecological Vegetation Classes

Ecological Vegetation Classes (EVC) are a type of vegetation classification which aims to group plant communities according to common flora species, vegetation structure and common environmental factors such as elevation, soils and average rainfall.

The DEECA models EVC 175_01: *Grassy Woodland* over the ridge line that extends into the north west corner of the site. The rest of the site is mapped as EVC 55: *Plains Grassy Woodland* which extends across the lower slopes and plains further to the south of the site. (DEECA, 2024a).

In its extant mapping the DEECA shows patches of extant EVC over parts of the site, which generally match native tree cover that can be seen in aerial photography of the site. The largest tract of extant EVC is mapped over the larger cluster of remnant trees located in the north east of the site.

Overall, the sites vegetation has been modified to varying degrees from grazing activity. The native canopy species spread over the site are not typical to either EVC, however there is little other remnant vegetation that can be used as a justification to assign an alternative EVC to the DEECA modelling.

The sites landform, position in the landscape, geology and average rainfall are typical to the two modelled EVC, and as such the assignment of EVC over the site defers to the DEECA modelling shown in *Figure 2*. *Appendix 5* provides the benchmarks for the two EVC.

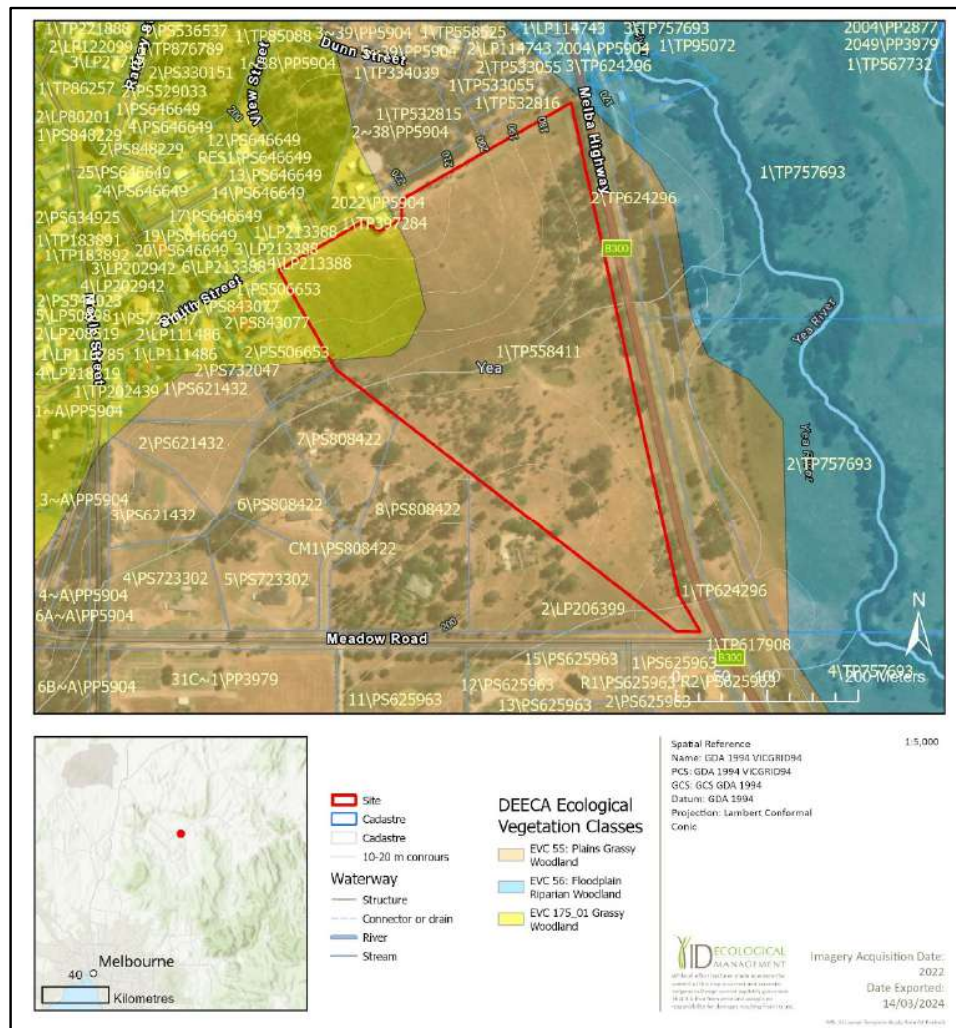


Figure 2: Distribution of assigned Ecological Vegetation Classes

4.3.2 Vegetation Description

Vegetation across the site has been modified to varying degrees from grazing activity. The north west sector is treeless and holds more improved pasture dominated by exotic grasses. Remnant canopy trees are scattered throughout the central region of the site with many being large trees greater than 80cm (DBH). *Eucalyptus camaldulensis* (River Red-gum) is the most common canopy species over the site with *Eucalyptus microcarpa* (Grey Box) and *Eucalyptus melliodora* (Yellow Box) also scattered over the centre of the site.

A creek line runs west to east through the centre of the site. A few remnant canopy trees and small pockets of remnant understorey remain along the north of the creek line while its vegetation condition improves across its southern section. The central and southern sectors of the site are generally open and contain a mix of small remnant canopy tree clusters, degraded areas dominated by exotic pasture and modified native grassland remnants.

Anthoxanthum odoratum (Sweet Vernal-grass) and *Agrostis capillaris* (Brown-top Bent) are common exotic pasture species and *Rubus fruticosus* spp. agg. (Blackberry) is a common noxious weed that forms small stands over the more degraded central sector of the site. *Rytidosperma* spp. (Wallaby Grasses) and *Microlaena stipoides* var. *stipoides* (Weeping Grass) are the most common native grasses within the ground storey remnants found in the southern part of the site.

Figure 3 shows some of the remnant canopy trees that are scattered across the central region of the site and Figure 4 shows a view of the sites vegetation looking from the north west corner towards the south.



Figure 3: Remnant canopy trees at centre of site



Figure 4: View of sites vegetation looking from the north west corner towards the south.

4.3.3 Native Patches

The site assessment found that contiguous native patches covered around 28% of the site with the remaining areas comprising of exotic species dominated vegetation (mainly pasture) or bare ground.

8 individual habitat zones were identified and assessed. All were EVC 55: *Plains Grassy Woodland* with no native patches found within the area of the site assigned as EVC 175_01: *Grassy Woodland*. 7 of the habitat zones occur as a single discrete patch while Habitat Zone 6 occurs as five small patches spread along the creek line with very similar vegetation characteristics.

Map 1 shows the distribution of each habitat zone and descriptions for each habitat zone are provided below. The results of the habitat hectare assessment for each habitat zone are provided in *Table 1*.

Native Vegetation Assessment for 6489 Melba Highway, Yea | August 2024

Table 1: Results of Vegetation Quality Assessments for all Native Patches

			Habitat Zone 1	Habitat Zone 2	Habitat Zone 3	Habitat Zone 4	Habitat Zone 5	Habitat Zone 6	Habitat Zone 7	Habitat Zone 8
Bioregion - Central Victorian Uplands			Plains Grassy Woodland	Plains Grassy Woodland	Plains Grassy Woodland	Plains Grassy Woodland	Plains Grassy Woodland	Plains Grassy Woodland	Plains Grassy Woodland	Plains Grassy Woodland
EVC Name (initials)			PGW	PGW	PGW	PGW	PGW	PGW	PGW	PGW
EVC Number			55	55	55	55	55	55	55	55
Bioregional Conservation Status			Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered
Max Score			100	100	100	100	100	100	100	100
Site Condition	Large Old Trees	10	0	9	3	0	9	0	9	0
	Canopy Cover	5	0	4	2	0	4	0	4	0
	Lack of Weeds	15	0	15	15	4	0	7	0	7
	Understorey	25	5	2	4	10	5	5	5	15
	Recruitment	10	0	5	5	5	0	0	0	5
	Organic Matter	5	4	3	3	4	5	5	4	5
	Logs	5	0	0	0	0	4	0	5	0
	Total Site Score	75	9	38	32	23	27	17	27	32
	Site score out of?	eg 55	75	75	75	75	75	75	75	75
Adjusted Site Score			9	38	32	23	27	17	27	32
Landscape value	Patch Size	10	1	1	2	1	1	1	1	1
	Neighbourhood	10	1	1	1	1	1	1	1	1
	Distance to Core	5	0	0	0	0	0	0	0	0
Habitat points out of 100			100	11	40	35	25	29	19	29
Habitat Score (hab points/100)			0.11	0.40	0.35	0.25	0.29	0.19	0.29	0.34
Total area of the Zone (ha)			0.0298	0.1918	2.2159	0.7653	0.0464	0.0066	0.0245	0.0485
Total HHA in the zone			0.0033	0.0767	0.7756	0.1913	0.0135	0.0013	0.0071	0.0165
Catchment			Goulburn-Broken Catchment Management Authority (CMA)							

Plains Grassy Woodland – Habitat Zone 1 (0.0298 ha)

This zone is a small highly modified fragment of native understorey located in the southern corner of the site. It is treeless and native species comprise two grass species; *Rytidosperma racemosum* var. *racemosum* (Slender Wallaby-grass) and Weeping Grass.

Weed cover is high and consists primarily of exotic pasture grass species, with Brown-top Bent and *Paspalum dilatatum* (Paspalum) both common. Scatterings of broadleaf weeds include the species *Sonchus oleraceus* (Common Sow-thistle) and *Acetosella vulgaris* (Sheep Sorrel).

The zone received a very poor overall habitat score of 11/100 points (0.11). The score is reflective of the zones significant modification and lack of any overstorey. The limited coverage of native vegetation and dominance of agricultural land within a 5 km radius of the site severely limits the zones 'Landscape Values' and its overall scoring potential.



Figure 5: Habitat Zone 1

Plains Grassy Woodland – Habitat Zone 2 (0.1918 ha)

The zone is characterised by a canopy of mature Yellow Box and Grey Box over an understorey dominated by exotic pasture grasses including *Ehrharta erecta* (Panic Veldt Grass) and Brown-top Bent, with the occasional native Wallaby Grass and Weeping Grass scattered throughout.

The high density of large trees within a relatively small patch boosted the zones large tree score. The occasional high threat woody weed is present including Blackberry and *Rosa rubiginosa* (Briar Rose).

The zone received a moderate overall habitat score of 40/100 points (0.40). The limited coverage of native vegetation and dominance of agricultural land within a 5 kilometre radius of the site severely limits the zones 'Landscape Values' and its overall scoring potential.



Figure 6: Habitat Zone 2

Plains Grassy Woodland – Habitat Zone 3 (2.1259 ha)

This zone is the largest contiguous native remnant on the site. It includes a cluster River Red-gum canopy trees and extends up the creek line to include a treeless section dominated by native grasses.

River Red-gum is the dominant canopy species and the zone holds a high proportion of large size class trees. The mid storey throughout is sparse with only the occasional *Melicytus dentatus* (Tree Violet) shrub present.

The ground layer is mixed, exotic plants form a low to moderate cover and typically include the grass species Yorkshire Fog and *Dactylis glomerata* (Cocksfoot). Native ground layer species are mostly grasses with Wallaby Grasses most common.

The zone received a poor overall habitat score of 35/100 points (0.35). The score is reflective of its reasonable native species diversity but significantly modified overall state. The limited coverage of native vegetation and dominance of agricultural land within a 5 kilometre radius of the site severely limits the zones 'Landscape Values' and its overall scoring potential.



Figure 7: Habitat Zone 3

Plains Grassy Woodland – Habitat Zone 4 (0.7653 ha)

This zone covers most of the lower southern slope of the site. A highly modified remnant it has a tiny component of native woody species and its native component comprises mostly grasses.

It has very similar characteristics to the nearby Zone 1 with a similar suite of species. Natives include Wallaby Grasses and Weeping Grass and exotics provide an overall high cover and include Sweet Vernal-grass, Brown-top Bent and Yorkshire Fog.

The zone received a poor overall habitat score of 25/100 points (0.25). The score is reflective of the zones significant modification and was boosted by the presence of a few small Yellow Box recruits. The limited coverage of native vegetation and dominance of agricultural land within a 5 km radius of the site severely limits the zones 'Landscape Values' and its overall scoring potential.



Figure 8: Habitat Zone 4

Plains Grassy Woodland – Habitat Zone 5 (0.0464 ha) & Habitat Zone 7 (0.0245)

These zones have very similar characteristics and are both small remnants located close to each other along the creek line that crosses the site. Both have a single large River Red-gum and a component of native sedges at the creek edges that includes *Carex appressa* (Tall Sedge) and *Eleocharis acuta* (Common Spike-sedge)

Weed cover in both is moderate comprising an array of exotic grasses that includes Brown-top Bent, Sweet Vernal-grass and Yorkshire Fog and scatterings of various other herbaceous weeds.

Both zones received a relatively poor overall habitat score of 29/100 points (0.29) that was significantly boosted by the presence of a large tree within a small total zone area.



Figure 9: Habitat Zone 7 Example

Plains Grassy Woodland – Habitat Zone 6 (0.0066 ha)

This zone consists of several small fragments of native understorey that are scattered along the creek line. Native plants are mainly sedges with Tall Sedge and Common Spike-sedge most common. Other natives include the occasional native grass such as *Themeda triandra* (Kangaroo grass) or herb like *Lythrum hyssopifolia* (Small Loosestrife).

The zone received a poor overall habitat score of 19/100 points (0.19). The score is reflective of the zone significant modification and limited presence of native woody plants. The limited coverage of native vegetation and dominance of agricultural land within a 5 kilometre radius of the site severely limits the zones 'Landscape Values' and its overall scoring potential.



Figure 10: Habitat Zone 6

Plains Grassy Woodland – Habitat Zone 8 (0.0485 ha)

This zone is a small strip of native vegetation located along the northern boundary of the site. It lacks any canopy height trees but includes smaller sized Grey Box trees and shrubs and a native ground layer that includes Spear Grass and Weeping Grass. Weed cover is low and includes pasture grasses like Yorkshire Fog and scatterings of other herbaceous weeds.

The zone received a moderate habitat score of 34/100 points (0.34). The score is reflective of the zones reasonable native understorey condition but modified overall vegetation structure.



Figure 11: Habitat Zone 8

4.3.4 Canopy Trees

A total of 88 Victorian native canopy trees were recorded within or adjacent to the study area. The location of these trees is shown in *Map 1* and tree details are provided in *Appendix 6*. Tree ID numbers correspond between *Map 1* and *Appendix 6*.

Canopy trees recorded included:

- 22 large trees in patches.
- 52 small trees in patches.
- 5 large scattered trees.
- 9 small scattered trees.

Scattered Trees

A total of 14 trees were recorded that meet the definition of a scattered tree. This included 3 *Eucalyptus globulus* (Blue Gum) trees planted on an adjacent property. Blue Gum is a Victorian native species commonly used in shelterbelt plantings. Five scattered trees were above the overlying EVC benchmark for large trees.

Large Trees in Patches

22 large trees in patches were recorded within patches, this included 2 dead habitat trees and 15 trees with DBH above 100cm. *Figure 12* shows a large tree in a native patch.



Figure 12: Example of a large tree in a native patch zone

5 Victoria's Native Vegetation Removal Regulations

The purpose of the Guidelines is to set out and describe the application of Victoria's statewide policy in relation to assessing and compensating for the removal of native vegetation. The Guidelines implement Clause 12.01-2S (Biodiversity) of the Planning Provisions objective 'To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.' (DELWP, 2017).

The Guidelines also detail the three step approach of Avoid, Minimise and Offset as a key component of the policy. This approach aims to ensure that the removal of native vegetation is restricted to only what is reasonably necessary, and that biodiversity is appropriately compensated for any removal approved.

A combination of site-based and landscape information is used to calculate the biodiversity value (being a general or species habitat score) of native vegetation to be removed. This is calculated by the extent and condition score, combined to determine the site-based measure of biodiversity value.

The assessment pathway for an application to remove native vegetation reflects its potential impact on biodiversity and is determined by combining the location and extent of the native vegetation proposed to be removed, in accordance with Table 3 of the Guidelines. The pathways are:

Basic - limited impacts on biodiversity.

Intermediate - could impact on large trees, endangered EVC's, and sensitive wetlands and coastal areas.

Detailed - could impact on large trees, endangered EVC's, sensitive wetlands and coastal area and could significantly impact on habitat for rare or threatened species.

(DELWP, 2017)

Based on the criteria set out in Table 3 of the Guidelines this project has been assessed as a 'Intermediate' assessment pathway project which has been confirmed by the NVR Report provided in *Appendix 7*. As such, this report provides information and assessment requirements detailed in Tables 4 & 5 of the Guidelines.

5.1 Avoiding and Minimising Impacts on Native Vegetation

An application to remove native vegetation must demonstrate or provide appropriate evidence to show that no options exist to avoid native vegetation removal, that will not undermine the objectives of the proposed use or development.

Avoiding the removal of native vegetation can be achieved by locating or designing so that native vegetation is not removed. Minimising of losses to native vegetation can be achieved by siting to minimise total losses, restrict to areas of native vegetation that have the least biodiversity or other values or managing the use or development to minimise impacts on surrounding vegetation (DELWP, 2017).

5.1.1 Strategic Level Planning

The site is zoned Low Density Residential having been identified as a site highly suitable for future residential expansion surrounding the existing Yea township.

The Yea Structure Plan (PLANIT, 2014) provides a framework for future land use, development and services within the Yea township and environs. Figures within the Plan show the site being covered by the Low Density Residential Zone and Development (LDRZ) and do not designate any Reserves or other features within the site that relate to native vegetation protection.

In summary there are no strategic planning documents or policies that provide further direction for the appropriate development of the site from a native vegetation or biodiversity perspective.

5.1.2 Site Level Planning

A site plan showing the layout of the proposed subdivision is provided as *Appendix 1*.

The plan shows that the waterway and the native vegetation it hosts will be contained within allotments with a 20m wide easement maintained. The plan identifies that a 30m setback from the waterway to the future dwellings will be achieved. The reserve protects and retains four large trees and approximately 0.4 hectares of native patches.

A narrow Reserve strip is designated along the sites eastern boundary. This avoids any future vegetation removal being required within the adjacent Melba Highway Road Reserve to create access into the site. The Reserve strip also provides a buffer from development to the canopy trees within the Road Reserve. *Maps 2a* and *2b* shows that the Reserve buffer ensures there will be no TPZ encroachment to any roadside trees from the developable area.

The site plan notes an intention to retain existing trees within the bushfire protection setbacks that is pending CFA consent. Recommendations are made in *Appendix 6* for the removal of five small canopy trees within these setbacks that will ensure retention of all large trees if the requirement to achieve 5m canopy separation is enforced. These recommendations prioritise the retention of larger canopy trees or habitat/stag trees over nearby smaller more immature canopy trees thereby minimising the impact of the development.

The plan attached as *Appendix 1* represents the best attempt at achieving a balance between retaining as much native vegetation on site as possible, minimising losses and providing developable area, effluent envelopes and meeting bushfire requirements.

A situation has now been reached where no feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.

Offsets will be purchased as a third party offset from a registered credit provider that will ensure the overarching policy objective of 'no net loss' is met.

5.2 Native Vegetation Losses

The subdivision site plan in *Appendix 1* shows the locations of internal roadways, new lot boundaries, building and effluent envelopes and driveways. The plan also marks native vegetation patches that will be lost as part of bushfire protection surrounding each lot.

The proposed development plan for the site (*Appendix 1*) was overlaid on the mapped native vegetation layers and using the GIS program a process of marking native vegetation impacts was completed.

Maps 2a and *2b* marks native vegetation that is lost and requires offsetting. *Maps 2a* and *2b* also identifies the retention, removal or assumed loss of each individual canopy tree on site and these determinations are listed in *Appendix 6*.

Minor pruning of some canopy trees, such as Tree 42, may be required to achieve the 5m canopy separation if it is enforced by CFA. Pruning would not be required to more than 1/3 of the foliage of any canopy trees that have not been recommended for removal in *Appendix 6*.

Table 2 provides a breakdown of all native vegetation losses associated with the development that require offsetting. The losses comprise:

- 40 discrete patches of Plains Grassy Woodland vegetation with a combined total area of 1.971 ha;
- 2 large trees within patches that are assumed lost due to TPZ encroachment exceeding 10%; and
- 5 small trees in patches that would require removal to achieve 5 metre canopy separation for bushfire protection around some lots.

Table 2: Summary of Native Vegetation Losses and Offsetting Requirements

Native Vegetation Type	Type of Loss	Detail		Total	Offsets required
Native patch	Consequential loss- vegetation/trees within 2m of proposed fenceline	PGW- HZ2	0.0057 ha	1.971 ha	Offsets applied
		PGW- HZ3	0.2208 ha		
		PGW- HZ3	0.0259 ha		
	Direct loss- within proposed roadway/ driveway	PGW- HZ1	0.0099 ha		
		PGW- HZ2	0.0048 ha		
		PGW- HZ3	0.0572 ha		
	Direct loss- within proposed building/ effluent envelope	PGW- HZ3	0.0746 ha		
		PGW- HZ4	0.3142 ha		
	Partial loss- within bushfire protection area	PGW- HZ3	0.9129 ha		
		PGW- HZ4	0.3455 ha		
Canopy tree in patch	Removal to achieve 5m canopy separation within bushfire protection area	Tree ID 22, 34, 40, 47, 48, 51 (all small trees)	Marked as a tree point- given habitat score of patch	6 small trees in patches	Offsets applied
	Assumed loss- TPZ encroachment from roadway >10%	Tree ID 15 & 20 (large trees)	Marked as a tree point- given habitat score of patch	2 large trees in patches	Offsets applied
NOTE: All other trees do not have TPZ encroachment from roadways and are not impacted by the current development proposal					

The Photos section of this report provides recent dated photographic examples of the native patches that are lost under the proposal. All photos were taken on the 19th of February 2024.

5.3 Previous Clearing

Confirmation with the proponent has been undertaken to ensure that no other native vegetation has been approved to be removed or was removed without the required approvals, on the same property or on a continuous land in the same client ownership in the past 5 years.

5.4 Land and Topographic Information

The below *Table 3* provides topography and information (DELWP, 2017) specific to the native vegetation impacted by the proposed development.

Table 3: Land and Topographic Information

Item	Description
The role of native vegetation in protecting water quality and waterway and riparian ecosystems.	A small unnamed tributary crosses the site. An ephemeral waterway it contains pockets of native vegetation and scatterings of large trees. Approximately 300m ² of native patch is to be removed/considered lost within the riparian zone of the creek line
Waterways, wetlands or special water supply catchments located within 30 metres of site.	A small unnamed tributary crosses the site. There are no DEECA current mapped wetlands within or close to the site.
Ridges, crests or hilltops or slopes greater than 20%. Areas of existing erosion.	The southern half of the site has a gentle slope that undulates between 180-190m above sea level (ASL). From the creek line near the centre of the site the land rises northwards to a ridgetop that sits at 210m ASL. The northern half of the site has a south- south east aspect and a slope gradient of approximately 12%. No areas of active erosion were visible along the creek line.
Low-lying areas, saline discharge areas or groundwater recharge areas.	The site does not host any of these land features.
Landscape values	Small tracts of remnant bushland around 2-3 hectares in size remain within a 1km radius of the site, Beyond the Yea township area and within a 5km radius of the site the land has been heavily cleared for agriculture. Native vegetation coverage is estimated to be less than 10% within a 5km radius of the site. The loss/removal of 2.111 ha of low-moderate quality native vegetation including 2 large trees represents further incremental loss of native vegetation in the area.

5.5 Bushfire Consideration

The site is not covered by a Bushfire Management Overlay (BMO). The plans show a BAL 12.5 line that extends out from each proposed building envelope. Native vegetation impacts within this radius have been assessed assuming vegetation management will be required to a typical CFA standard of 'defendable space'.

5.6 Property Vegetation Plan

The application is not located within an area that is covered by any Native Vegetation Precinct Plan approved under Clause 52.16.

5.7 Offset Requirements and Offset Statement

A Native Vegetation Removal Report (NVR) was obtained from the DEECA to identify the offset requirements applicable to the proposal. The NVR is provided as *Appendix 7*, it identified the following offset requirements:

- The proposal falls under the Detailed Assessment Pathway;
- Offset requirements equate to 0.5970 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.5363 and 2 large trees; and
- Offsets must be located within the Goulburn Broken Catchment Management Authority (GBCMA) boundary or within the Murrindindi Shire.

Offset Statement

In accordance with the DEECA's *Guidelines for the removal, destruction or lopping of native vegetation* an offset statement must be provided that shows evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured.

A suitable statement includes evidence that the required offset:

- Is available to purchase from a third party; or
- Will be established as a new offset and has the agreement of the proposed offset provider; or
- Can be met by a first party offset. (DELWP, 2017).

The client intends to purchase the required offsets as a third-party offset via an allocated credit register extract from a credit provider that holds an eligible offset. *Appendix 8* provides evidence that sufficient native vegetation credits currently exist at several sites and are available for purchase.

6 State – Flora and Fauna Guarantee Act 1988

The *Flora and Fauna Guarantee Act 1988* is the primary State legislation for the protection of native plants, native animals and ecological communities on public land and waters in Victoria. Species and ecological communities can be listed as threatened under the Act based on assessments by an independent Scientific Advisory Committee. Threatening processes may also be listed.

Under the FFG Act a permit is required from the DEECA to ‘take’ ‘protected’ flora species, ‘listed communities’ or ‘threatened species’ from public land. Removal of any protected flora taxa, listed flora species or listed communities may not be undertaken until this permit has been issued.

6.1 Implications

The proposed entrance road from Smith Street crosses through a section of degraded roadside that does not contain any native vegetation/ native plants. No access roadways are proposed from the Melba Highway into the site that would require native vegetation to be removed from the adjacent Melba Highway roadside verge. The placement of a narrow reserve at the eastern boundary of the site ensures there is no TPZ encroachment from the developable area of the site on any canopy trees contained within the adjacent Melba Highway Road reserve.

A protected flora permit is not required for the current development proposal.

7 Site Ecological Assessment

7.1 Flora

This report describes the sites native vegetation and biodiversity values as required under *Clause 52.17* of the Victorian Planning Provisions. It does not provide a full assessment of the sites ecological values.

The sites history of grazing and pasture improvement and this current vegetation assessment suggests the site is unlikely to support any threatened flora species. However, it must be acknowledged that the survey was taken outside of the more optimum Spring survey period.

7.2 Fauna

A search of the VBA for records of threatened species nearby to the site is summarised in *Section 3.1*. Most notably this search identified recent records of two threatened fauna species close to the site:

- The Golden Sun Moth, listed as Vulnerable under the EPBC Act and on the FFG Act Threatened List; and
- The Striped Legless Lizard, listed as Vulnerable under the EPBC Act and Endangered on the FFG Act Threatened List.

In the case of the Golden Sun Moth large numbers of the species have been recorded nearby within mixed exotic pasture/native grassland like that found on the site. The species is also known to favour patches dominated by *Rytidosperma* spp. (Wallaby Grass), the dominant native grass species within most of the native grassland remnants at this site.

As Matters of National Environmental Significance (MNES) the potential presence of the Golden Sun Moth and Striped Legless Lizard has implications under the EPBC Act. The proposed development of the site presents a potential a risk of 'significant impact' to these species as defined by the EPBC Act policy.

It would be prudent as a starting point to undertake a full ecological assessment and likelihood assessment for all threatened species with potential to occur within the site. From this, a list of threatened species can be identified that warrant further consideration such as targeted surveys and significant impact assessment.

8 Conclusion and Recommendations

The site assessment found that contiguous native patches covered around 28% of the site. 9 individual habitat zones were identified and assessed, all belonging to EVC 55: *Plains Grassy Woodland*. The patches received habitat scores between 0.11 (11 points/100) and 0.40 (40 points/100). The lowest scoring patches were highly modified understorey remnants with few native species and the highest scoring patches were those that retained canopy trees. 22 large trees were recorded within the native patches along with 5 large scattered trees and 9 small scattered trees.

No threatened flora species were recorded, and no threatened ecological communities were identified. However, it must be acknowledged that the survey was taken outside of the more optimum Spring survey period. No threatened fauna were recorded during the site visit but this does not discount the possibility of threatened fauna being present.

A determination of native vegetation impacts was carried out using the current subdivision design plan. The losses comprised direct losses where vegetation was within the proposed roadway, assumed losses where trees were indirectly impacted through TPZ encroachment from the proposed roadway, and consequential losses that are required to be applied by DEECA policy at the point of subdivision.

In total 2.111 hectares of native vegetation including 2 large trees is lost under the development proposal and requires offsetting.

The offset requirements amount to 0.5970 General Habitat Units with a minimum strategic biodiversity score of 0.5363 including 2 large trees (*Appendix 7*). A current search of DEECA's credit register shows that sufficient offsets are currently available that can be purchased to meet this target (*Appendix 8*).

The potential presence of two EPBC Act and FFG Act listed fauna species on the site has been flagged with the client. They have advised they will be seeking further advice from specialist fauna consultants to further investigate these and potentially any other threatened fauna that may be affected by the proposed development. It would be prudent as a starting point to undertake a full ecological assessment and likelihood assessment for all threatened species with potential to occur on site.

References

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- PLANIT. (2014). *Yea Structure Plan*. PLANIT Urban Design and Planning.

Photos

Below are photo examples of the native vegetation proposed for removal or considered lost. All photos were taken on the 19th of February 2024.



Native patch HZ1



Native patch HZ2



Native patch HZ3



Native patch HZ 4



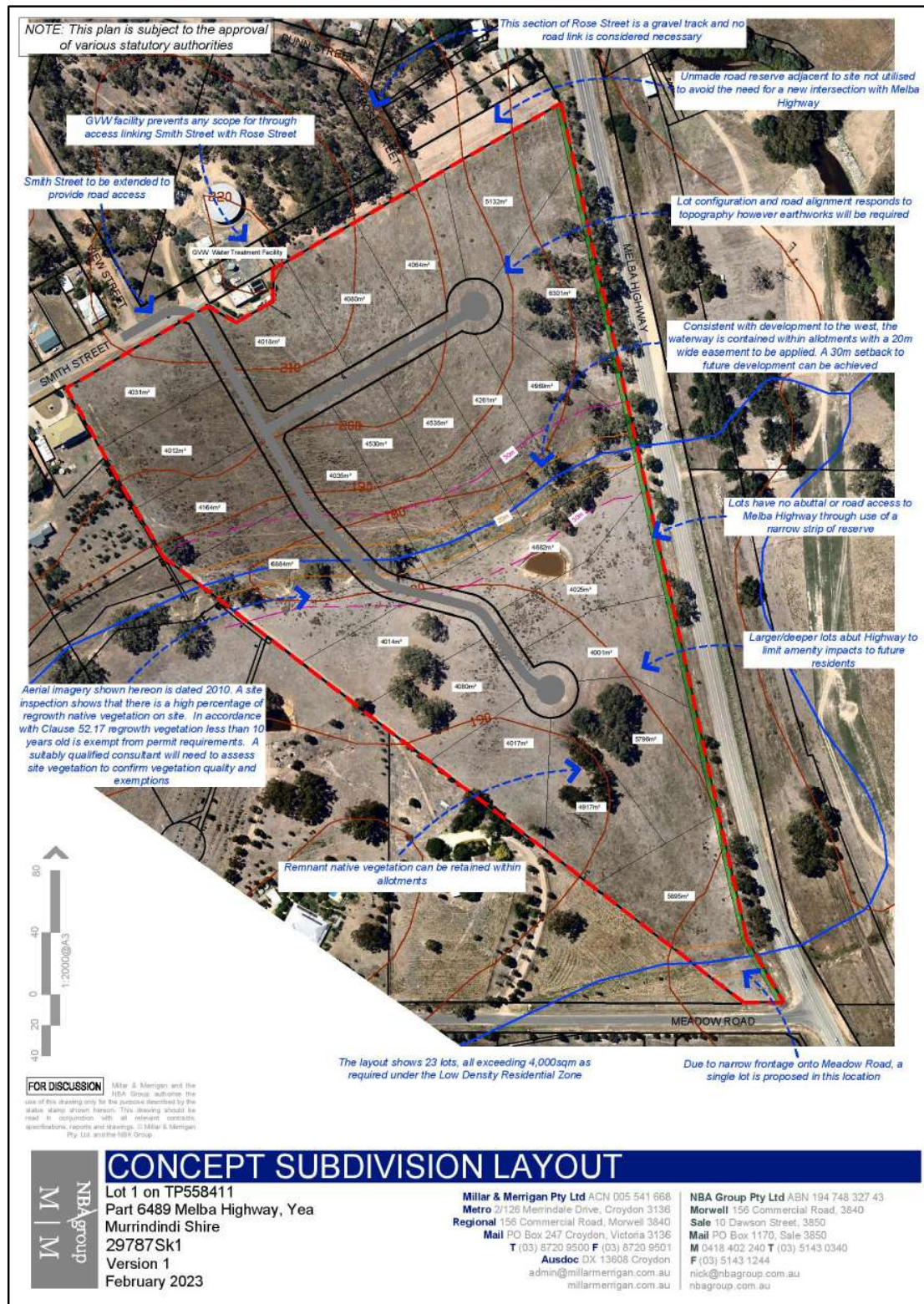
Native patch HZ 5



Native patch HZ 6

	
Native patch HZ 7	

Appendix 1: Subdivision Site Plan



Appendix 2: Planning Property Reports

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 14 March 2024 02:08 PM

PROPERTY DETAILS

Address: **6489 MELBA HIGHWAY YEA 3717**
 Lot and Plan Number: **Lot 1 TP558411**
 Standard Parcel Identifier (SPI): **1\TP558411**
 Local Government Area (Council): **MURRINDINDI** www.murrindindi.vic.gov.au
 Council Property Number: **11246**
 Planning Scheme: **Murrindindi** [Planning Scheme - Murrindindi](#)
 Directory Reference: **Vicroads 681 U11**

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Goulburn Valley Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **EILDON**

OTHER

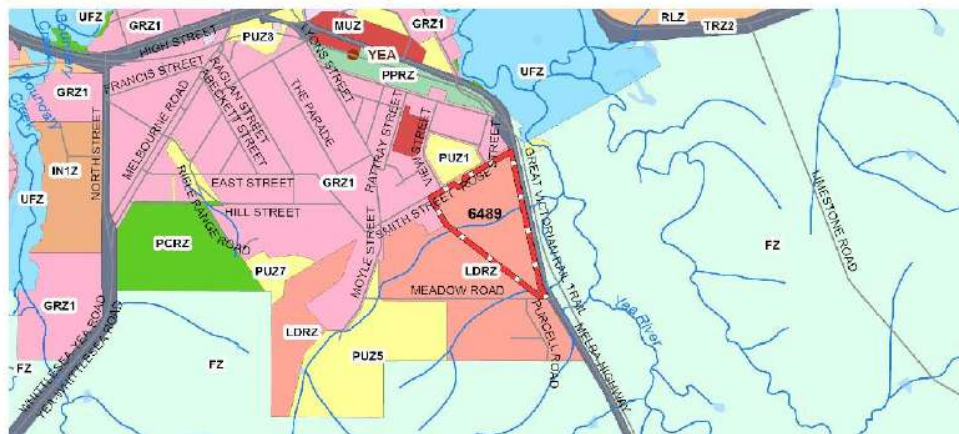
Registered Aboriginal Party: **Taungurung Land and Waters**
Council Aboriginal Corporation

[View location in VicPlan](#)

Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)



C1Z - Commercial 1	FZ - Farming	GRZ - General Residential
IN1Z - Industrial 1	LDRZ - Low Density Residential	MUZ - Mixed Use
PCRZ - Public Conservation and Resource	PPRZ - Public Park and Recreation	PUZ1 - Public Use-Service and Utility
PUZ3 - Public Use-Health & Community	PUZ5 - Public Use-Cemetery/Crematorium	PUZ7 - Public Use-Other Public Use
RLZ - Rural Living	TRZ2 - Principal Road Network	UFZ - Urban Floodway
Railway station	Water area	Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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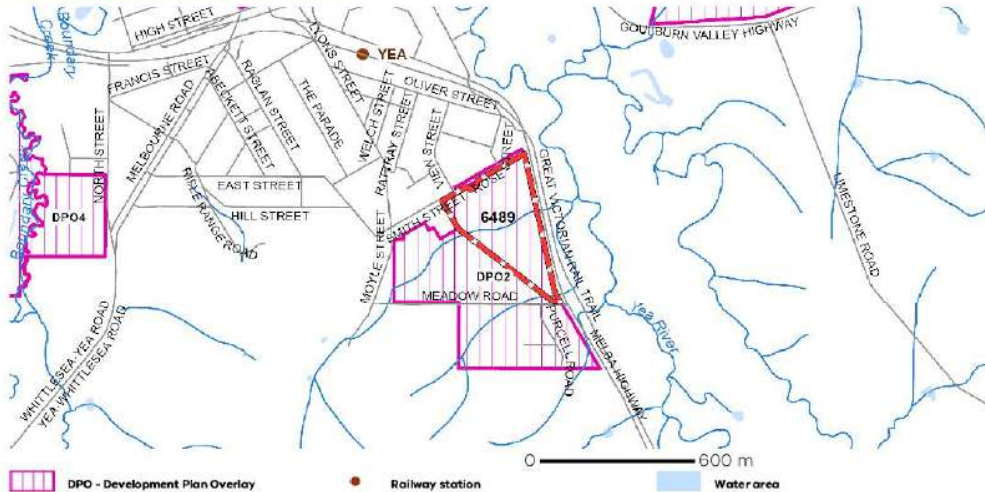
PLANNING PROPERTY REPORT



Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 2 (DPO2)



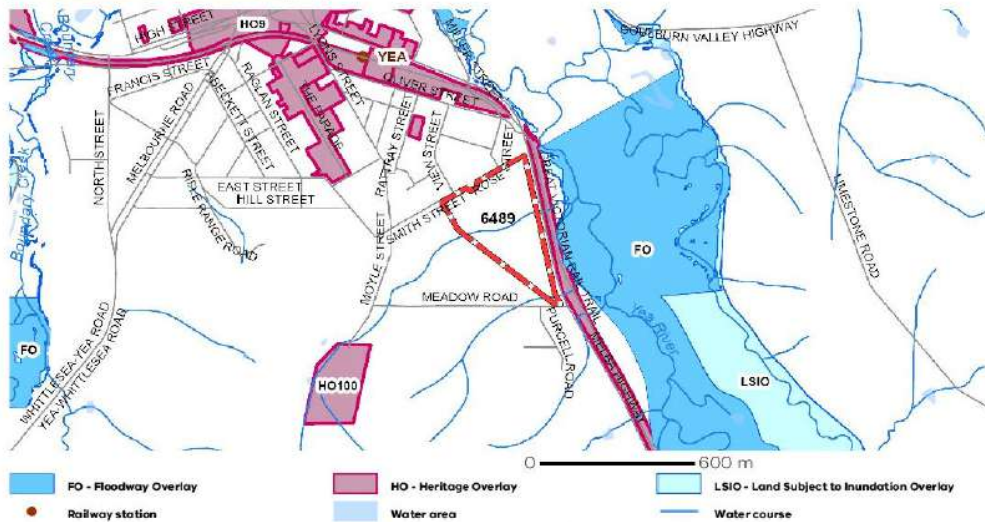
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

FLOODWAY OVERLAY (FO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

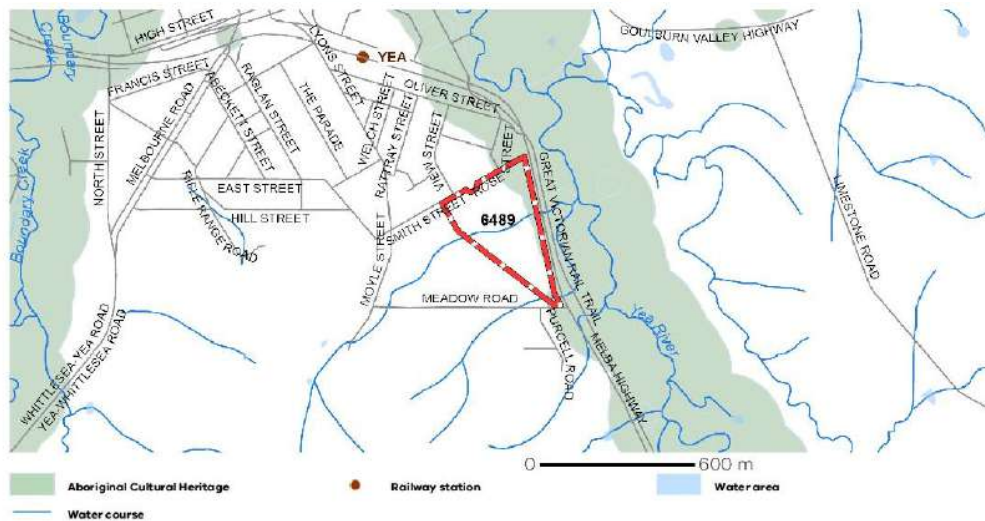
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two-part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.vic.ms.net.au/faq/question.aspx>.

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.vic.gov.au/aboriginal-heritage-legislation>.



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PLANNING PROPERTY REPORT



Further Planning Information

Planning scheme data last updated on 7 December 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>.

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>.

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>.

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>.

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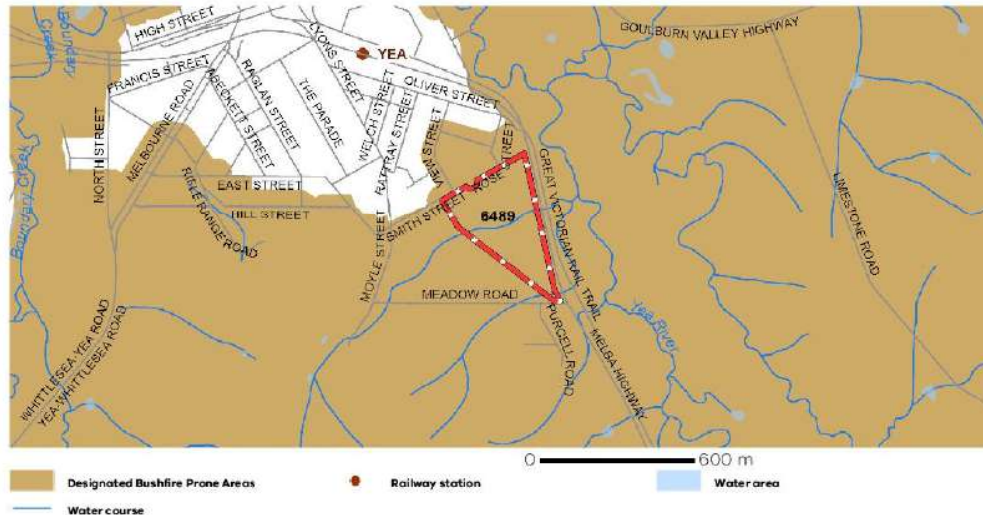


Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](https://www.planning.vic.gov.au) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvm.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://naturekit.environment.vic.gov.au/)

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Appendix 3: Flora survey results

Scientific Name	Common Name	Origin	FFG Act Status	EPBC Act Status	Native Patch	Degraded
<i>Acacia mearnsii</i>	Black Wattle	√	P		+	
<i>Acaena novae-zelandiae</i>	Bidgee-widgee	√			+	
<i>Acetosella vulgaris</i>	Sheep Sorrel	*			+	+
<i>Agrostis capillaris</i>	Brown-top Bent	*			+	+
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	*			+	+
<i>Arctotheca calendula</i>	Cape Weed	*			+	+
<i>Austrostipa rudis</i>	Veined Spear-grass	√				+
<i>Austrostipa</i> spp.	Spear Grass	√			+	+
<i>Avena fatua</i>	Wild Oat	*			+	
<i>Bothriochloa macra</i>	Red-leg Grass	√			+	
<i>Brassica fruticulosa</i>	Twiggy Turnip	*			+	
<i>Bromus catharticus</i>	Prairie Grass	*			+	+
<i>Bromus hordeaceus</i>	Soft Brome	*				+
<i>Carduus pycnocephalus</i>	Slender Thistle	*			+	
<i>Carex appressa</i>	Tall Sedge	√			+	+
<i>Carex inversa</i>	Knob Sedge	√			+	
<i>Cenchrus clandestinus</i>	Kikuyu	*				+
<i>Centaurium erythraea</i>	Common Centaury	*				+
<i>Chenopodium album</i>	Fat Hen	*				+
<i>Cirsium vulgare</i>	Spear Thistle	*			+	+
<i>Corymbia ficifolia</i>	Flowering Gum	*			+	
<i>Crataegus monogyna</i>	Hawthorn	*			+	+
<i>Cynodon dactylon</i>	Couch	*			+	+
<i>Cyperus eragrostis</i>	Drain Flat-sedge	*			+	+
<i>Dactylis glomerata</i>	Cocksfoot	*			+	
<i>Dysphania pumilio</i>	Clammy Goosefoot	√			+	

Native Vegetation Assessment for 6489 Melba Highway, Yea | August 2024

Scientific Name	Common Name	Origin	FFG Act Status	EPBC Act Status	Native Patch	Degraded
<i>Ehrharta erecta</i>	Panic Veldt-grass	*			+	+
<i>Ehrharta longiflora</i>	Annual Veldt-grass	*			+	+
<i>Eleocharis acuta</i>	Common Spike-sedge	✓			+	
<i>Epilobium</i> spp.	Willow Herb	✓			+	+
<i>Erodium botrys</i>	Big Heron's-bill	*				+
<i>Eucalyptus camaldulensis</i>	River Red-gum	✓			+	+
<i>Eucalyptus melliodora</i>	Yellow Box	✓			+	+
<i>Eucalyptus microcarpa</i>	Grey Box	✓			+	+
<i>Euphorbia peplus</i>	Petty Spurge	*				+
<i>Galium aparine</i>	Cleavers	*			+	
<i>Geranium retrorsum</i>	Grassland Crane's-bill	✓			+	
<i>Holcus lanatus</i>	Yorkshire Fog	*			+	+
<i>Hypericum perforatum</i> subsp. <i>veronense</i>	St John's Wort	*			+	+
<i>Hypochaeris radicata</i>	Flatweed	*			+	+
<i>Juncus australis</i>	Austral Rush	✓			+	+
<i>Juncus pallidus</i>	Pale Rush	✓				+
<i>Juncus procerus</i>	Tall Rush	✓				+
<i>Kunzea</i> spp.	Kunzea	✓				+
<i>Ligustrum</i> spp.	Privet	*			+	
<i>Lolium perenne</i>	Perennial Rye-grass	*			+	+
<i>Lotus creticus</i>	Lotus	*			+	
<i>Lythrum hyssopifolia</i>	Small Loosestrife	✓				+
<i>Malva parviflora</i>	Small-flower Mallow	*				+
<i>Melicytus dentatus</i>	Tree Violet	✓			+	+
<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass	✓			+	+
<i>Modiola caroliniana</i>	Red-flower Mallow	✓			+	+
<i>Oxalis perennans</i>	Grassland Wood-sorrel	✓			+	
<i>Panicum capillare</i>	Common Millet	*				+

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Scientific Name	Common Name	Origin	FFG Act Status	EPBC Act Status	Native Patch	Degraded
<i>Paspalum dilatatum</i>	Paspalum	*			+	+
<i>Paspalum distichum</i>	Water Couch	*			+	+
<i>Pimelea humilis</i>	Common Rice-flower	✓			+	
<i>Plantago lanceolata</i>	Ribwort	*			+	+
<i>Poa labillardierei</i>	Common Tussock-grass	✓				+
<i>Polygonum arenastrum</i>	Wireweed	*			+	+
<i>Prunus</i> spp.	Prunus	*			+	
<i>Romulea rosea</i>	Onion Grass	*				+
<i>Rosa rubiginosa</i>	Sweet Briar	*			+	+
<i>Rubus fruticosus</i> spp. agg.	Blackberry	*			+	+
<i>Rumex brownii</i>	Slender Dock	✓			+	
<i>Rumex</i> spp.	Dock	*			+	+
<i>Rytidosperma penicillatum</i>	Weeping Wallaby-grass	✓			+	+
<i>Rytidosperma racemosum</i> var. <i>racemosum</i>	Slender Wallaby-grass	✓			+	+
<i>Rytidosperma</i> spp.	Wallaby Grass	✓			+	+
<i>Setaria verticillata</i>	Whorled Pigeon-grass	*			+	+
<i>Solanum nigrum</i> s.l.	Black Nightshade	*			+	+
<i>Sonchus oleraceus</i>	Common Sow-thistle	*			+	
<i>Themeda triandra</i>	Kangaroo Grass	✓			+	+
<i>Trifolium repens</i> var. <i>repens</i>	White Clover	*			+	
<i>Vulpia myuros</i>	Rat's-tail Fescue	*				+

Origin and Conservation Status Key

Origin	
V	Species is native to Victoria
*	Exotic species
#	Native but some stands may be alien
Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1999	
VU	Listed as Nationally Vulnerable
EN	Listed as Nationally Endangered
EX	Listed as Nationally Extinct
CR	Listed as Nationally Critically Endangered
Victorian FFG Act 1988 Listing (DEECA 2023)	
x	Presumed Extinct in Victoria
cr	Listed as Critically Endangered in Victoria
en	Listed as Endangered in Victoria
vu	Listed as Vulnerable in Victoria
Victorian FFG Act 1988 Protected	
P	Protected Flora Species
Catchment and Land Protection Act (CaLP) 1994	
x	Declared Noxious Weed

Appendix 4: Fauna survey results

Scientific Name	Common Name	Origin	Treaties	FFG Act Status	EPBC Act Status
<i>Acridotheres tristis</i>	Common Myna	Introduced			
<i>Anthochaera carunculata</i>	Red Wattlebird	Native			
<i>Cacatua sanguinea</i>	Little Corella	Native			
<i>Calyptorhynchus funereus</i>	Yellow-tailed Black-Cockatoo	Native			
<i>Chenonetta jubata</i>	Australian Wood Duck	Native			
<i>Corvus coronoides</i>	Australian Raven	Native			
<i>Eolophus roseicapilla</i>	Galah	Native			
<i>Gymnorhina tibicen</i>	Australian Magpie	Native			
<i>Platycercus elegans</i>	Crimson Rosella	Native			
<i>Sturnus vulgaris</i>	Common Starling	Introduced			
<i>Trichoglossus molucannus</i>	Rainbow Lorikeet	Native			
<i>Vanellus miles</i>	Masked Lapwing	Native			

Appendix 5: Ecological Vegetation Class Benchmarks

Department of
Sustainability and
Environment

EVC/Bioregion Benchmark for Vegetation Quality Assessment

Central Victorian Uplands bioregion

EVC 175_61: Grassy Woodland

Description:
A variable open eucalypt woodland to 15 m tall over a diverse ground layer of grasses and herbs. The shrub component is usually sparse. It occurs on sites with moderate fertility on plains or undulating hills on a range of geologies.

Large trees:

Species	DBH(cm)	# /ha
<i>Eucalyptus</i> spp.	70 cm	15 / ha

Tree Canopy Cover:

%cover	Character Species	Common Name
15%	<i>Eucalyptus polyanthemus</i>	Red Box
	<i>Eucalyptus viminalis</i>	Manna Gum
	<i>Eucalyptus yarraensis</i>	Yarra Gum
	<i>Eucalyptus pauciflora</i>	Snow Gum
	<i>Eucalyptus ovata</i>	Swamp Gum

Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	1	5%	T
Medium Shrub	2	15%	MS
Small Shrub	1	1%	SS
Prostrate Shrub	1	1%	PS
Medium Herb	8	20%	MH
Small or Prostrate Herb	3	10%	SH
Medium to Small Tufted Graminoid	8	40%	MTG
Medium to Tiny Non-tufted Graminoid	1	1%	MNG
Bryophytes/Lichens	na	10%	BL

LF Code **Species typical of at least part of EVC range** **Common Name**

T	<i>Allocasuarina littoralis</i>	Black Sheoak
T	<i>Allocasuarina verticillata</i>	Drooping Sheoak
MS	<i>Acacia pycnantha</i>	Golden Wattle
MS	<i>Acacia paradoxa</i>	Hedge Wattle
SS	<i>Pinckia humilis</i>	Common Rice-flower
PS	<i>Bossiaea prostrata</i>	Creeping Bossiaea
MH	<i>Gonocarpus tetragynus</i>	Common Raspwort
MH	<i>Drosera peltata</i> ssp. <i>auriculata</i>	Tall Sundew
SH	<i>Dichondra repens</i>	Kidney-weed
SH	<i>Opercularia varia</i>	Variable Stinkweed
SH	<i>Drosera whittakeri</i> ssp. <i>aberrans</i>	Scented Sundew
MTG	<i>Leptidosperma filiforme</i>	Common Rapier-sedge
MTG	<i>Lomandra filiformis</i>	Wattle Mat-rush
MTG	<i>Poa sieberiana</i>	Grey Tussock-grass
MNG	<i>Dianella revoluta</i> s.l.	Black-anther Flax-lily
MNG	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass

Ecological Vegetation Class bioregion benchmark



EVC 55: Plains Grassy Woodland - Central Victorian Uplands bioregion

LF Code	Species typical of at least part of EVC range	Common Name
T	<i>Acacia melanoxylon</i>	Blackwood
T	<i>Exocarpos cupressiformis</i>	Cherry Ballart
MS	<i>Acacia pycnantha</i>	Golden Wattle
MS	<i>Acacia paradoxa</i>	Hedge Wattle
SS	<i>Pimelia humilis</i>	Common Rice-flower
SS	<i>Lissanthe strigosa</i> ssp. <i>subulata</i>	Peach Heath
SS	<i>Hibbertia stricta</i> s.l.	Upright Guinea-flower
SS	<i>Tetratheca ciliata</i>	Pink-bells
PS	<i>Acrobriche serrulata</i>	Honey-pots
PS	<i>Astroloma humifusum</i>	Cranberry Heath
MH	<i>Gonocarpus tetragynus</i>	Common Raspwort
MH	<i>Poranthera microphylla</i>	Small Poranthera
MH	<i>Hypericum gramineum</i>	Small St John's Wort
SH	<i>Hydrocotyle laudiflora</i>	Stinking Pennywort
SH	<i>Drosera whittakeri</i> ssp. <i>aberrans</i>	Scented Sundew
SH	<i>Solenogyne dominii</i>	Smooth Solenogyne
SH	<i>Opuntia ovata</i>	Broad-leaf Stinkweed
LTG	<i>Austrostipa mollis</i>	Supple Spear-grass
LTG	<i>Austrostipa rudis</i> ssp. <i>nervosa</i>	Veined Spear-grass
LNG	<i>Lepidosperma longitudinale</i>	Pithy Sword-sedge
MTG	<i>Lomandra filiformis</i>	Wattle Mat-rush
MTG	<i>Schoenus apogon</i>	Common Bog-sedge
MTG	<i>Themeda triandra</i>	Kangaroo Grass
MTG	<i>Dianella revoluta</i> s.l.	Black-anther Flax-lily
MNG	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass
GF	<i>Pteridium esculentum</i>	Austral Bracken

Recruitment:
Continuous

Organic Litter:
10 % cover

Logs:
10 m/0.1 ha.

Weediness:

LF Code	Typical Weed Species	Common Name	Invasive	Impact
MH	<i>Hypochoeris radicata</i>	Cat's Ear	high	low
MH	<i>Leontodon taraxacoides</i> ssp. <i>taraxacoides</i>	Hairy Hawkbit	high	low
MH	<i>Centaurea erythraea</i>	Common Centaury	high	low
MH	<i>Hypochoeris glabra</i>	Smooth Cat's-ear	high	low
LNG	<i>Holcus lanatus</i>	Yorkshire Fog	high	high
MTG	<i>Briza maxima</i>	Large Quaking-grass	high	low
MTG	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	high	high
MTG	<i>Romulea rosea</i>	Onion Grass	high	low
MTG	<i>Briza minor</i>	Lesser Quaking-grass	high	low
MNG	<i>Aira elegantissima</i>	Delicate Hair-grass	high	low

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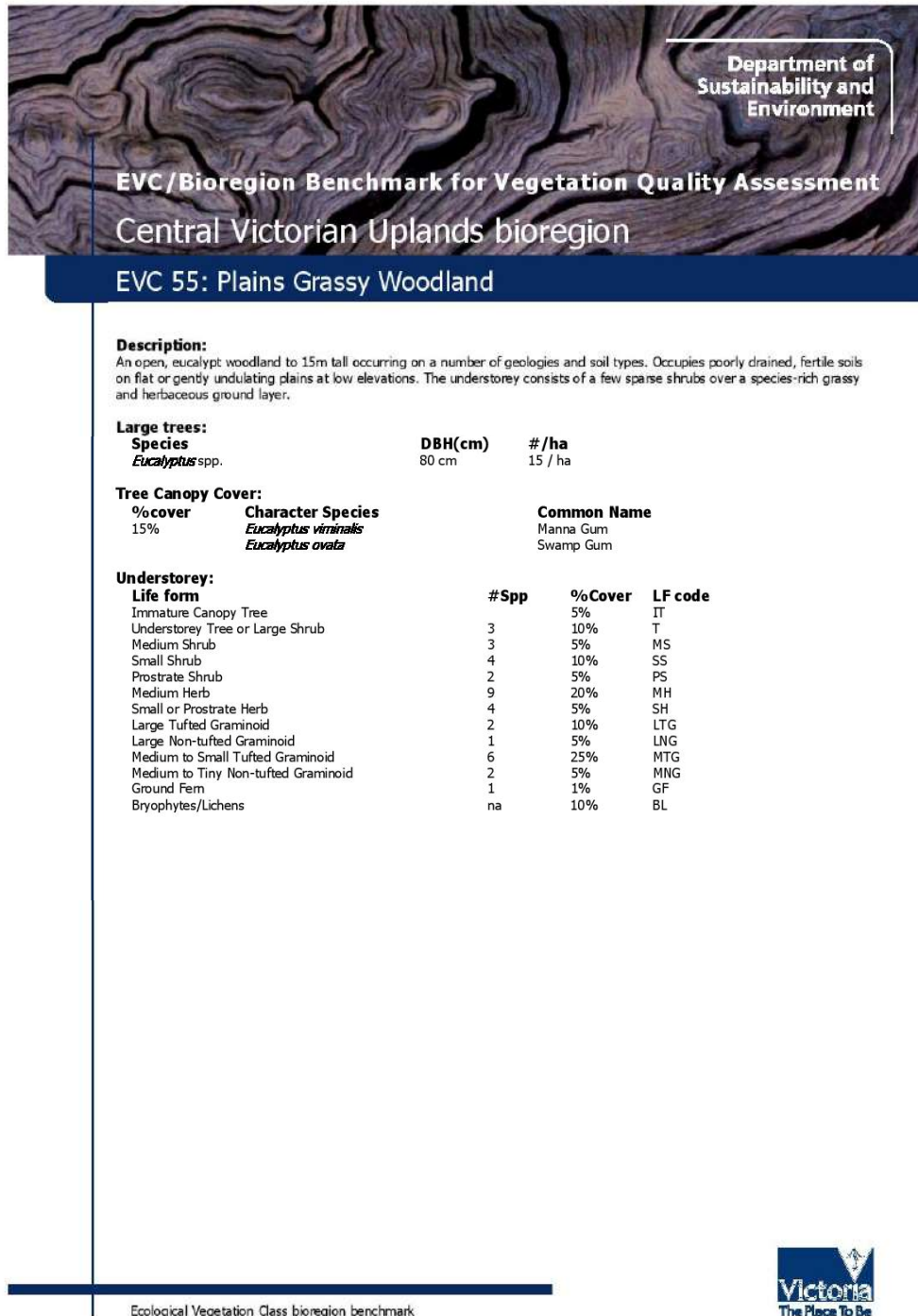
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EVC 175_61: Grassy Woodland - Central Victorian Uplands bioregion

Recruitment:
Continuous

Organic Litter:
20 % cover

Logs:
15 m/0.1 ha.

Weediness:				
LF Code	Typical Weed Species	Common Name	Invasive	Impact
MH	<i>Hypochoeris radicata</i>	Cat's Ear	high	low
MTG	<i>Briza maxima</i>	Large Quaking-grass	high	low
MTG	<i>Romulea rosea</i>	Onion Grass	high	low
MTG	<i>Briza minor</i>	Lesser Quaking-grass	high	low
MNG	<i>Vulpia myuros</i>	Rat's-tail Fescue	high	low
MNG	<i>Aira cupaniana</i>	Quicksilver Grass	high	low

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Appendix 6: Canopy Tree recordings and tree loss determinations

Botanical Name	Common Name	DBH	Origin	Size Class	TPZ Distance (m)	TPZ Area (m ²)	Comments	Tree Loss Determination
<i>Eucalyptus melliodora</i>	Yellow Box	82	Locally Indigenous	Large	9.8	304.0	0	Not impacted by development
<i>Eucalyptus melliodora</i>	Yellow Box	81	Locally Indigenous	Large	9.7	296.7	0	Not impacted by development
Dead Tree	Unknown	144	Locally Indigenous	Large	15.0	706.5	0	Not impacted by development
<i>Eucalyptus melliodora</i>	Yellow Box	62	Locally Indigenous	Small	7.4	173.8	0	Not impacted by development
<i>Eucalyptus melliodora</i>	Yellow Box	48	Locally Indigenous	Small	5.8	104.2	0	Not impacted by development
<i>Eucalyptus melliodora</i>	Yellow Box	67	Locally Indigenous	Small	8.0	203.0	0	Not impacted by development
<i>Eucalyptus microcarpa</i>	Grey Box	85	Locally Indigenous	Large	10.2	326.7	0	Not impacted by development
<i>Eucalyptus melliodora</i>	Yellow Box	83	Locally Indigenous	Large	10.0	311.5	0	Not impacted by development
<i>Eucalyptus microcarpa</i>	Grey Box	120	Locally Indigenous	Large	14.4	651.1	0	Not impacted by development
<i>Eucalyptus microcarpa</i>	Grey Box	72	Locally Indigenous	Small	8.6	234.4	0	Not impacted by development
Dead Tree	Unknown	80	Locally Indigenous	Large	9.6	289.4	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	116	Locally Indigenous	Large	13.9	608.4	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	155	Locally Indigenous	Large	15.0	706.5	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	90	Locally Indigenous	Large	10.8	366.2	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	114	Locally Indigenous	Large	13.7	587.6	0	Assumed loss- TPZ encroachment from roadway >10%
<i>Eucalyptus camaldulensis</i>	River Red-gum	120	Locally Indigenous	Large	14.4	651.1	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	15	Locally Indigenous	Small	1.8	10.2	Located on adjacent property size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	120	Locally Indigenous	Large	14.4	651.1	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	28	Locally Indigenous	Small	3.4	35.4	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	170	Locally Indigenous	Large	15.0	706.5	0	Assumed loss- TPZ encroachment from roadway >10%
<i>Eucalyptus camaldulensis</i>	River Red-gum	82	Locally Indigenous	Large	9.8	304.0	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	69	Locally Indigenous	Small	8.3	215.3	0	Recommend remove for 5m canopy separation
<i>Eucalyptus camaldulensis</i>	River Red-gum	35	Locally Indigenous	Small	4.2	55.4	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	62	Locally Indigenous	Small	7.4	173.8	0	Not impacted by development

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Botanical Name	Common Name	DBH	Origin	Size Class	TPZ Distance (m)	TPZ Area (m²)	Comments	Tree Loss Determination
<i>Eucalyptus camaldulensis</i>	River Red-gum	81	Locally Indigenous	Large	9.7	296.7	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	30	Locally Indigenous	Small	3.6	40.7	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	128	Locally Indigenous	Large	15.0	706.5	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	45	Locally Indigenous	Small	5.4	91.6	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	40	Locally Indigenous	Small	4.8	72.3	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	98	Locally Indigenous	Large	11.8	434.3	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	106	Locally Indigenous	Large	12.7	508.0	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	58	Locally Indigenous	Small	7.0	152.1	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	145	Locally Indigenous	Large	15.0	706.5	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	55	Locally Indigenous	Small	6.6	136.8	0	Recommend remove for 5m canopy separation
<i>Eucalyptus camaldulensis</i>	River Red-gum	25	Locally Indigenous	Small	3.0	28.3	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	20	Locally Indigenous	Small	2.4	18.1	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	10	Locally Indigenous	Small	1.2	4.5	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	72	Locally Indigenous	Small	8.6	234.4	0	Not impacted by development
<i>Eucalyptus melliodora</i>	Yellow Box	105	Locally Indigenous	Large	12.6	498.5	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	42	Locally Indigenous	Small	5.0	79.8	0	Recommend remove for 5m canopy separation
<i>Eucalyptus camaldulensis</i>	River Red-gum	112	Locally Indigenous	Large	13.4	567.2	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	81	Locally Indigenous	Large	9.7	296.7	0	Not impacted by development
<i>Eucalyptus microcarpa</i>	Grey Box	15	Locally Indigenous	Small	1.8	10.2	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	48	Locally Indigenous	Small	5.8	104.2	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	113	Locally Indigenous	Large	13.6	577.4	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	182	Locally Indigenous	Large	15.0	706.5	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	65	Locally Indigenous	Small	7.8	191.0	0	Recommend remove for 5m canopy separation
<i>Eucalyptus camaldulensis</i>	River Red-gum	73	Locally Indigenous	Small	8.8	241.0	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	96	Locally Indigenous	Large	11.5	416.7	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	96	Locally Indigenous	Large	11.5	416.7	0	Not impacted by development

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Botanical Name	Common Name	DBH	Origin	Size Class	TPZ Distance (m)	TPZ Area (m²)	Comments	Tree Loss Determination
<i>Eucalyptus camaldulensis</i>	River Red-gum	58	Locally Indigenous	Small	7.0	152.1	0	Recommend remove for 5m canopy separation
<i>Eucalyptus camaldulensis</i>	River Red-gum	18	Locally Indigenous	Small	2.2	14.6	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	58	Locally Indigenous	Small	7.0	152.1	0	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	25	Locally Indigenous	Small	3.0	28.3	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	30	Locally Indigenous	Small	3.6	40.7	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	20	Locally Indigenous	Small	2.4	18.1	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	35	Locally Indigenous	Small	4.2	55.4	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	25	Locally Indigenous	Small	3.0	28.3	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	50	Locally Indigenous	Small	6.0	113.0	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	38	Locally Indigenous	Small	4.6	65.3	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	36	Locally Indigenous	Small	4.3	58.6	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	60	Locally Indigenous	Small	7.2	162.8	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	60	Locally Indigenous	Small	7.2	162.8	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	55	Locally Indigenous	Small	6.6	136.8	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	60	Locally Indigenous	Small	7.2	162.8	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	65	Locally Indigenous	Small	7.8	191.0	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	50	Locally Indigenous	Small	6.0	113.0	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	58	Locally Indigenous	Small	7.0	152.1	Located on adjacent roadside size estimated	Not impacted by development

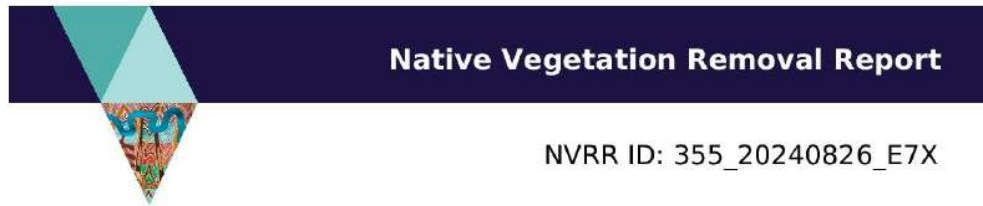
Native Vegetation Assessment for 6489 Melba Highway, Yea | August 2024

Botanical Name	Common Name	DBH	Origin	Size Class	TPZ Distance (m)	TPZ Area (m²)	Comments	Tree Loss Determination
<i>Eucalyptus camaldulensis</i>	River Red-gum	35	Locally Indigenous	Small	4.2	55.4	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	40	Locally Indigenous	Small	4.8	72.3	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	40	Locally Indigenous	Small	4.8	72.3	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	28	Locally Indigenous	Small	3.4	35.4	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	40	Locally Indigenous	Small	4.8	72.3	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	25	Locally Indigenous	Small	3.0	28.3	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	26	Locally Indigenous	Small	3.1	30.6	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	66	Locally Indigenous	Small	7.9	197.0	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	40	Locally Indigenous	Small	4.8	72.3	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus globulus</i>	Blue Gum	30	Victorian Native	Small	3.6	40.7	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus globulus</i>	Blue Gum	30	Victorian Native	Small	3.6	40.7	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus globulus</i>	Blue Gum	40	Victorian Native	Small	4.8	72.3	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus melliodora</i>	Yellow Box	62	Locally Indigenous	Small	7.4	173.8	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus melliodora</i>	Yellow Box	40	Locally Indigenous	Small	4.8	72.3	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	58	Locally Indigenous	Small	7.0	152.1	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus camaldulensis</i>	River Red-gum	56	Locally Indigenous	Small	6.7	141.8	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus microcarpa</i>	Grey Box	40	Locally Indigenous	Small	4.8	72.3	Located on adjacent roadside size estimated	Not impacted by development

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Botanical Name	Common Name	DBH	Origin	Size Class	TPZ Distance (m)	TPZ Area (m²)	Comments	Tree Loss Determination
<i>Eucalyptus microcarpa</i>	Grey Box	15	Locally Indigenous	Small	1.8	10.2	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus microcarpa</i>	Grey Box	25	Locally Indigenous	Small	3.0	28.3	Located on adjacent roadside size estimated	Not impacted by development
<i>Eucalyptus microcarpa</i>	Grey Box	8	Locally Indigenous	Small	1.0	2.9	Located on adjacent roadside	Not impacted by development

Appendix 7: Native Vegetation Removal Report



NVRR ID: 355_20240826_E7X

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Report details

Date created: 26/08/2024

Local Government Area: MURRINDINDI SHIRE

Shapefile name:
NVRMap_22082024_v5.shp
NVRMap_Trees_22082024_v5.shp

Site assessor name: Ben_Imbery

Registered Aboriginal Party: Taungurung

Coordinates: 145.43407, -37.21993

Address:
MEADOW ROAD YEA 3717
6489 MELBA HIGHWAY YEA 3717
18 MEADOW ROAD YEA 3717

Regulator Notes

Removal polygons are located:
This report includes partial
removal



Summary of native vegetation to be removed

Assessment pathway	Detailed Assessment Pathway		
Location category	Location 2 The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 2.111</i>	2.111	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	1.841
		<i>Extent of proposed removal - Patch Trees (outside of a mapped patch) (ha)</i>	0.27
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.000
No. Large Trees proposed to be removed	2	<i>No. Large Patch Trees</i>	2
		<i>No. Large Scattered Trees</i>	0
No. Small Scattered Trees	0		

Offset requirements if approval is granted

Any approval granted will include a condition to obtain an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.5970 General Habitat Units
Vicinity	Goulburn Broken CMA or MURRINDINDI SHIRE LGA
Minimum strategic biodiversity value score ²	0.5363
Large Trees [*]	2
*The total number of Large Trees that the offset must protect	2 Large Trees to be protected in either the General, Species or combination across all habitat units protected

NB: values within tables in this document may not add to the totals shown above due to rounding

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species with mapped habitat at the site

Appendix 3 includes the following figures

- Location map
- Strategic Biodiversity Value map
- Condition map
- Endangered EVCs map
- Aerial photograph showing mapped native vegetation
- Property in context

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.

3. The Species Offset amount(s) required is the sum of all Species Habitat Units in Appendix 1.



- Habitat Importance maps



Next steps

Any proposal to remove native vegetation must meet the application requirements of the Detailed Assessment Pathway and it will be assessed under the Detailed Assessment Pathway.

If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority. The responsible authority will refer your application to DEECA for assessment, as required. **This report is not a referral assessment by DEECA.**

This *Native vegetation removal report* must be submitted with your application for approval to remove, destroy or lop native vegetation.

Refer to the Guidelines for a full list of application requirements. This report provides information that meets the following application requirements:

- The assessment pathway and reason for the assessment pathway.
- A description of the native vegetation to be removed (partly met).
- Maps showing the native vegetation and property (partly met).
- Information about the impacts on rare or threatened species.
- The offset requirements determined in accordance with Section 5 of the Guidelines that apply if approval is granted to remove native vegetation.

Additional application requirements must be met including:

- Topographical and land information
- Recent dated photographs.
- Details of past native vegetation removal.
- An avoid and minimise statement.
- A copy of any Property Vegetation Plan as applicable.
- A defensible space statement as applicable.
- A statement about the Native Vegetation Precinct Plan (NVPP) as applicable.
- A site assessment report including a habitat hectare assessment of any patches of native vegetation and details of trees.
- An offset statement that explains that an offset has been identified and how it will be secured.

Appendix 1: Description of native vegetation to be removed

The Species-General Offset Test was applied to your proposal. This test determines if the proposed removal of native vegetation has a proportional impact on any rare or threatened species habitats above the Species Offset threshold. The threshold is set at 0.005 per cent of the mapped habitat value for a species. When the proportional impact meets or exceeds the Species Offset threshold, a Species Offset is required. This test is completed for all species with mapped habitat at the site. Multiple Species Offsets will be required if the Species Offset threshold is exceeded for multiple species.

Where a zone requires Species Offset(s), the Species Habitat Units for each species in that zone are calculated by the following equation in accordance with the Guidelines: ***Species Habitat Units = extent without overlap x condition score x species landscape factor x 2, where the species landscape factor = 0.5 + (habitat importance score/2)***

The Species Offset amount(s) required is the sum of all Species Habitat Units per zone.

Where a zone does not require a Species Offset, the General Habitat Units in that zone are calculated by the following equation in accordance with the Guidelines: ***General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)***

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	HI Score	Habitat Units	Offset Type
1-a	Patch	-	CVU_0055	Endangered	no	0.110	-	0.010	0.010	0.750	-	0.001	General
2-a	Patch	-	CVU_0055	Endangered	no	0.400	-	0.006	0.006	0.750	-	0.003	General
2-b	Patch	-	CVU_0055	Endangered	no	0.400	-	0.001	0.001	0.750	-	0.000	General
2-c	Patch	-	CVU_0055	Endangered	no	0.400	-	0.004	0.004	0.750	-	0.002	General

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Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	HI Score	Habitat Units	Offset Type
3-a	Patch	-	CVU_0055	Endangered	yes	0.350	-	0.009	0.009	0.770	-	0.002	General
3-ab	Patch	-	CVU_0055	Endangered	no	0.350	-	0.035	0.035	0.743	-	0.016	General
3-b	Patch	-	CVU_0055	Endangered	yes	0.350	-	0.003	0.003	0.380	-	0.001	General
3-c	Patch	-	CVU_0055	Endangered	no	0.350	-	0.017	0.017	0.633	-	0.007	General
3-d	Patch	-	CVU_0055	Endangered	yes	0.350	-	0.393	0.337	0.678	-	0.074	General
3-e	Patch	-	CVU_0055	Endangered	no	0.350	-	0.022	0.022	0.750	-	0.010	General
3-f	Patch	-	CVU_0055	Endangered	yes	0.350	-	0.171	0.140	0.750	-	0.032	General
3-g	Patch	-	CVU_0055	Endangered	no	0.350	-	0.028	0.028	0.750	-	0.013	General
3-h	Patch	-	CVU_0055	Endangered	yes	0.350	-	0.149	0.118	0.649	-	0.025	General
3-i	Patch	-	CVU_0055	Endangered	no	0.350	-	0.058	0.058	0.634	-	0.025	General
3-j	Patch	-	CVU_0055	Endangered	yes	0.350	-	0.021	0.021	0.390	-	0.004	General
3-k	Patch	-	CVU_0055	Endangered	yes	0.350	-	0.013	0.001	0.573	-	0.000	General
3-l	Patch	-	CVU_0055	Endangered	yes	0.350	-	0.070	0.070	0.614	-	0.015	General
3-m	Patch	-	CVU_0055	Endangered	no	0.350	-	0.031	0.031	0.750	-	0.014	General
3-n	Patch	-	CVU_0055	Endangered	yes	0.350	-	0.046	0.046	0.685	-	0.010	General
3-o	Patch	-	CVU_0055	Endangered	no	0.350	-	0.036	0.036	0.448	-	0.013	General

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Native Vegetation Assessment for 6489 Melba Highway, Yea | August 2024

Information provided by or on behalf of the applicant													
Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	HI Score	Habitat Units	Offset Type
3-p	Patch	-	CVU_0055	Endangered	yes	0.350	-	0.021	0.021	0.390	-	0.004	General
3-q	Patch	-	CVU_0055	Endangered	no	0.350	-	0.010	0.010	0.402	-	0.004	General
3-r	Patch	-	CVU_0055	Endangered	no	0.350	-	0.048	0.048	0.390	-	0.017	General
3-s	Patch	-	CVU_0055	Endangered	no	0.350	-	0.017	0.017	0.400	-	0.006	General
3-t	Patch	-	CVU_0055	Endangered	no	0.350	-	0.014	0.014	0.750	-	0.006	General
3-u	Patch	-	CVU_0055	Endangered	yes	0.350	-	0.016	0.016	0.750	-	0.004	General
3-v	Patch	-	CVU_0055	Endangered	no	0.350	-	0.009	0.009	0.385	-	0.003	General
3-w	Patch	-	CVU_0055	Endangered	no	0.350	-	0.007	0.007	0.390	-	0.003	General
3-x	Patch	-	CVU_0055	Endangered	no	0.350	-	0.011	0.011	0.492	-	0.004	General
3-y	Patch	-	CVU_0055	Endangered	no	0.350	-	0.010	0.010	0.750	-	0.004	General
3-z	Patch	-	CVU_0055	Endangered	no	0.350	-	0.003	0.003	0.750	-	0.001	General
4-a	Patch	-	CVU_0055	Endangered	no	0.250	-	0.020	0.020	0.750	-	0.007	General
4-b	Patch	-	CVU_0055	Endangered	yes	0.250	-	0.072	0.072	0.750	-	0.012	General
4-c	Patch	-	CVU_0055	Endangered	yes	0.250	-	0.197	0.197	0.750	-	0.032	General
4-d	Patch	-	CVU_0055	Endangered	no	0.250	-	0.005	0.005	0.750	-	0.002	General
4-e	Patch	-	CVU_0055	Endangered	no	0.250	-	0.106	0.106	0.750	-	0.035	General

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Information provided by or on behalf of the applicant													
Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	HI Score	Habitat Units	Offset Type
4-f	Patch	-	CVU_0055	Endangered	yes	0.250	-	0.033	0.033	0.750	-	0.005	General
4-g	Patch	-	CVU_0055	Endangered	no	0.250	-	0.120	0.120	0.750	-	0.039	General
4-h	Patch	-	CVU_0055	Endangered	yes	0.250	-	0.033	0.033	0.750	-	0.005	General
4-i	Patch	-	CVU_0055	Endangered	yes	0.250	-	0.011	0.011	0.750	-	0.002	General
4-j	Patch	-	CVU_0055	Endangered	no	0.250	-	0.088	0.088	0.750	-	0.029	General
15-a	Patch Tree (outside mapped Patch)	114	CVU_0055	Endangered	no	0.290	1	0.070	0.070	0.390	-	0.021	General
20-a	Patch Tree (outside mapped Patch)	170	CVU_0055	Endangered	no	0.350	1	0.070	0.051	0.512	-	0.020	General
22-a	Patch Tree (outside mapped Patch)	69	CVU_0055	Endangered	yes	0.350	-	0.031	0.024	0.750	-	0.011	General

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Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	HI Score	Habitat Units	Offset Type
34-a	Patch Tree (outside mapped Patch)	55	CVU_0055	Endangered	yes	0.350	-	0.031	0.031	0.495	-	0.012	General
40-a	Patch Tree (outside mapped Patch)	42	CVU_0055	Endangered	yes	0.350	-	0.031	0.031	0.750	-	0.014	General
47-a	Patch Tree (outside mapped Patch)	65	CVU_0055	Endangered	yes	0.350	-	0.031	0.031	0.770	-	0.015	General
51-a	Patch Tree (outside mapped Patch)	58	CVU_0055	Endangered	yes	0.350	-	0.031	0.031	0.635	-	0.013	General

Appendix 2: Information about impacts to rare or threatened species' habitats on site

This table identifies all rare or threatened species with mapped habitat at the site and the proportional impact associated with the proposed native vegetation removal.

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Regent Honeyeater	<i>Anthochaera phrygia</i>	10603	Critically endangered	Dispersed	Habitat importance map	0.0001
Matted Flax-lily	<i>Dianella amoena</i>	505084	Endangered	Dispersed	Habitat importance map	0.0001
Arching Flax-lily	<i>Dianella</i> sp. aff. <i>longifolia</i> (Benambra)	505560	Vulnerable	Dispersed	Habitat importance map	0.0001
Floodplain Fireweed	<i>Senecio campylocarpus</i>	507136	Rare	Dispersed	Habitat importance map	0.0001
Lewin's Rail	<i>Lewinia pectoralis pectoralis</i>	10045	Vulnerable	Dispersed	Habitat importance map	0.0000
Square-tailed Kite	<i>Lophoictinia isura</i>	10230	Vulnerable	Dispersed	Habitat importance map	0.0000
Barking Owl	<i>Ninox connivens connivens</i>	10246	Endangered	Dispersed	Habitat importance map	0.0000
White-throated Needletail	<i>Hirundapus caudacutus</i>	10334	Vulnerable	Dispersed	Habitat importance map	0.0000
Speckled Warbler	<i>Chthonicola sagittatus</i>	10504	Vulnerable	Dispersed	Habitat importance map	0.0000
Striped Legless Lizard	<i>Delma impar</i>	12159	Endangered	Dispersed	Habitat importance map	0.0000
Brown Toadlet	<i>Pseudophryne bibronii</i>	13117	Endangered	Dispersed	Habitat importance map	0.0000
Golden Sun Moth	<i>Synemon plana</i>	15021	Critically endangered	Dispersed	Habitat importance map	0.0000
Common Pipewort	<i>Eriocaulon scariosum</i>	501218	Rare	Dispersed	Habitat importance map	0.0000
Veiled Fringe-sedge	<i>Fimbristylis velata</i>	501369	Rare	Dispersed	Habitat importance map	0.0000



Habitat Group

- Highly localised habitat means there is 2,000 hectares or less mapped habitat for the species.
- Dispersed habitat means there is more than 2,000 hectares of mapped habitat for the species.

Habitat Impacted

The Species General Offset test, as described in Section 5.3.1 of the Guidelines, is used to determine if proposed native vegetation removal will result in a proportionally significant impact on the habitat value of rare or threatened species. The test is applied where the native vegetation proposed for removal:

- Intersects the Habitat Importance Map for a rare or threatened species; or
- Intersects the 'top ranking' modelled habitat for a rare or threatened species with dispersed habitat, as identified in its Top Ranking Habitat Importance Map.

Top Ranking Maps consist of the 2,000 hectares of habitat with the highest Habitat Importance Scores for each dispersed species.

The 'Habitat impacted' column identifies whether the Habitat Importance Map or its Top Ranking Map was used to determine the proportional impact for a species with dispersed habitat.

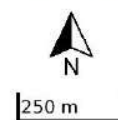


Appendix 3: Images of mapped native vegetation

1. Property in context



- Proposed Removal
- Past Removal
- Partial Removal
- Property Boundaries

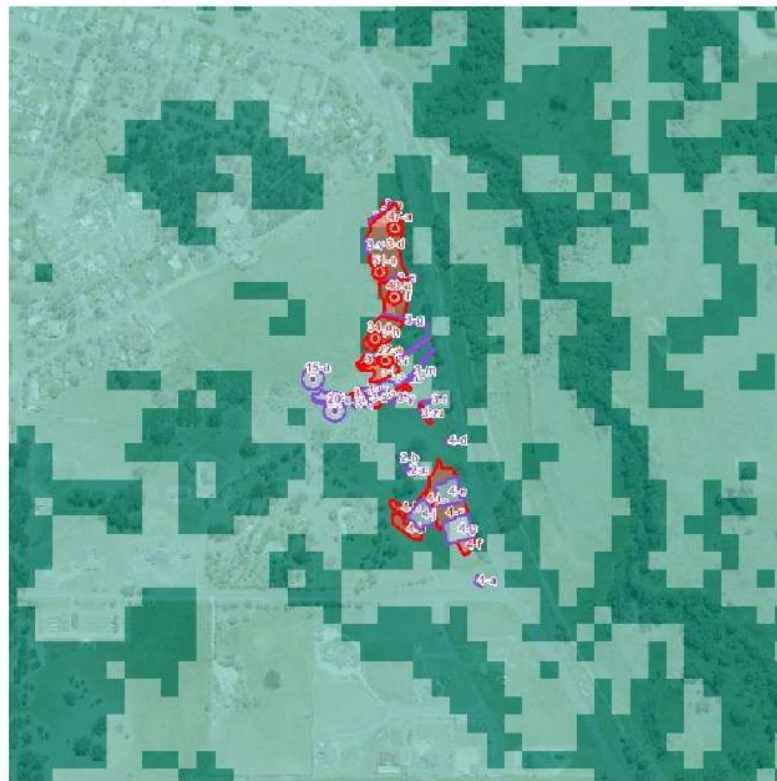


2. Aerial photograph showing mapped native vegetation

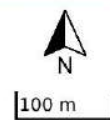




3. Location Risk Map

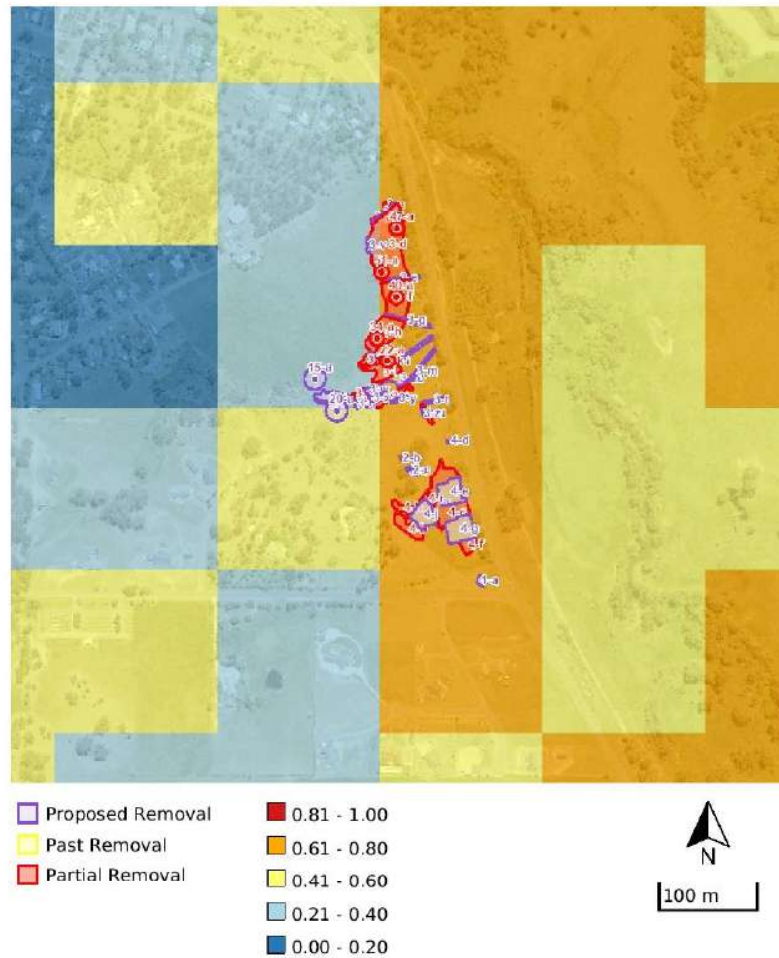


- | | |
|------------------|------------|
| Proposed Removal | Location 1 |
| Past Removal | Location 2 |
| Partial Removal | Location 3 |





4. Strategic Biodiversity Value Score Map



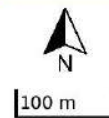


5. Modelled Condition Score Map

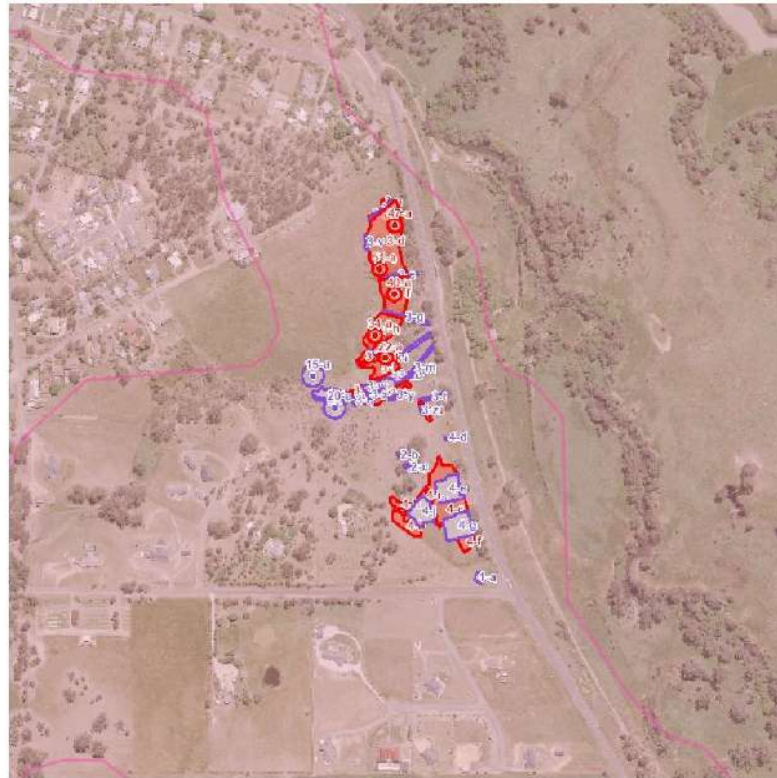


Proposed Removal
Past Removal
Partial Removal

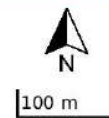
0.81 - 1.00
0.61 - 0.80
0.41 - 0.60
0.21 - 0.40
0.00 - 0.20



6. Modelled Endangered EVCs



- Proposed Removal
- Past Removal
- Partial Removal
- Endangered 1750 Ecological Vegetation Classes





7. Habitat Importance maps

Not Applicable

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Appendix 8: Availability of Native Vegetation Credits

Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 26/08/2024 03:22

Report ID: 26086

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.597	0.5363	2	CMA	Goulburn Broken
			or LGA	Murrindindi Shire

Details of available native vegetation credits on 26 August 2024 03:22

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-1145	1.033	52	Goulburn Broken	Mitchell Shire	No	Yes	No	Ethos
VC_CFL-2355_03	7.999	21	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
VC_CFL-3075_01	8.638	67	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3701_01	10.574	18	Goulburn Broken, North Central	Greater Bendigo City	Yes	Yes	No	Bio Offsets
VC_CFL-3747_01	11.546	332	Goulburn Broken	Mansfield Shire	Yes	Yes	No	VegLink

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

Next steps

If applying for approval to remove native vegetation

Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

If you have approval to remove native vegetation

Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
Abzeco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@delwp.vic.gov.au	www.environment.vic.gov.au/nativ e-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
Nilumbik SC	Nilumbik Shire Council	(03) 9433 3316	offsets@nilumbik.vic.gov.au	www.nilumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

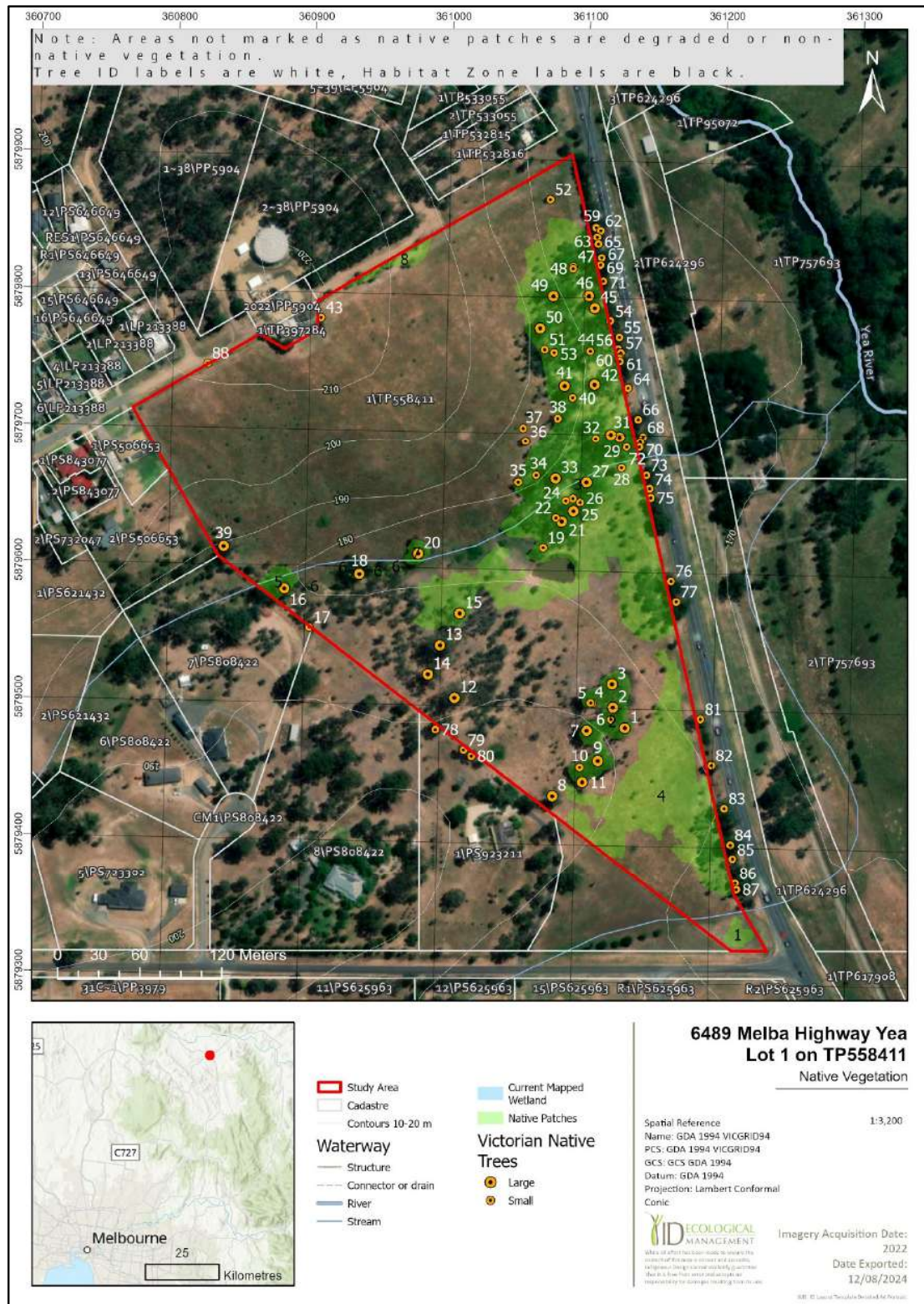
Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes

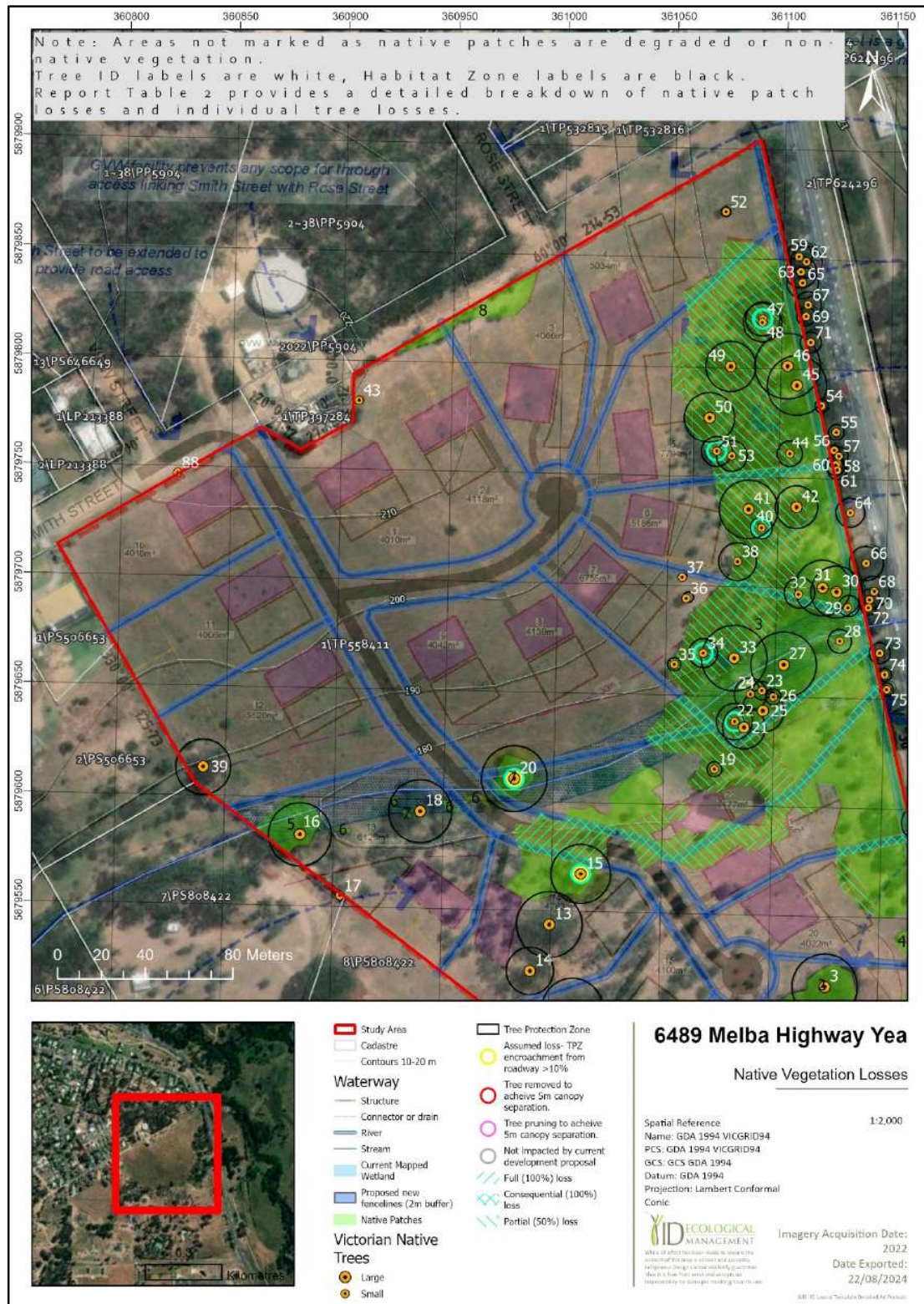
Maps

Maps commence on the next page.

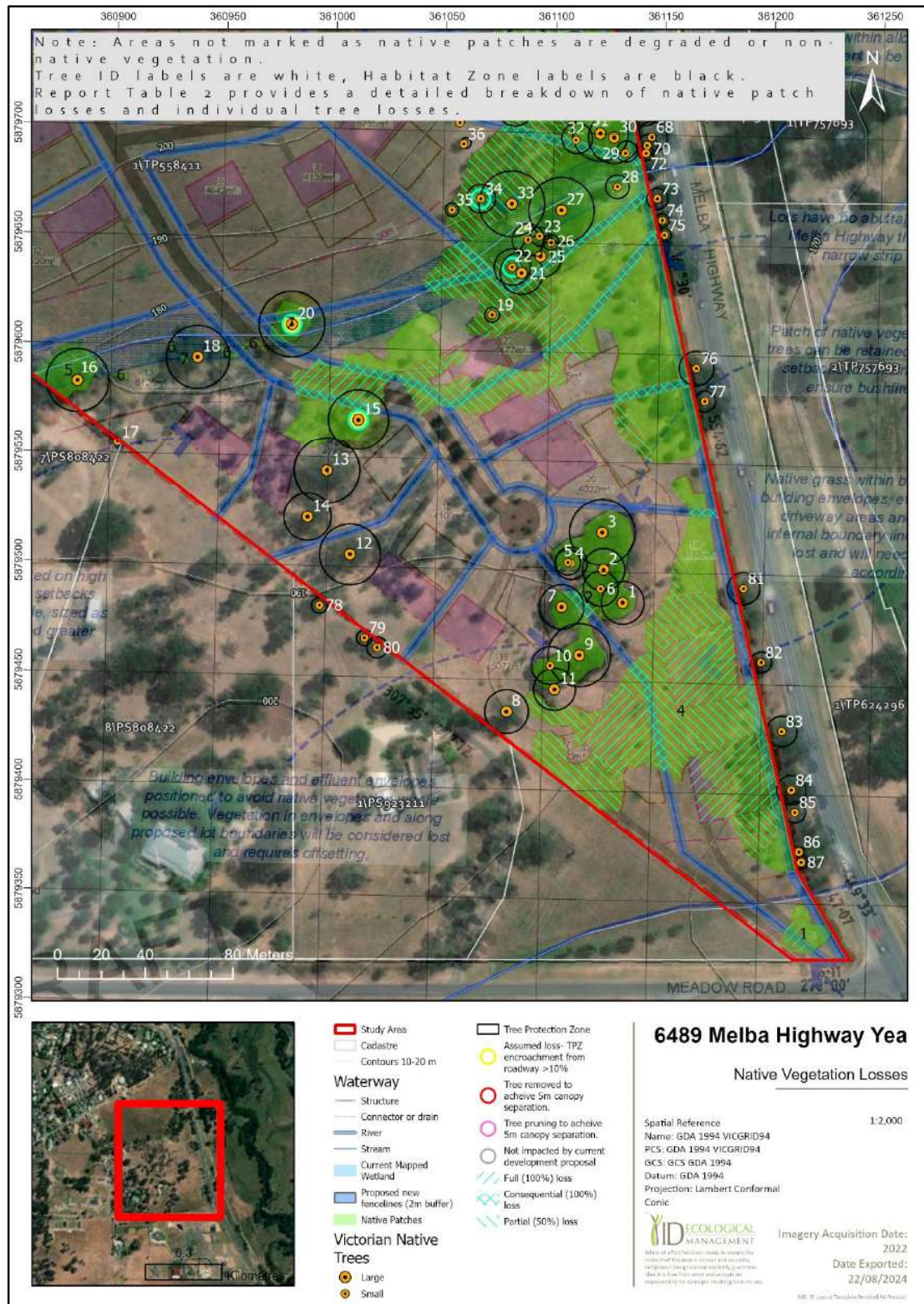
Map 1 – Native vegetation extent



Map 2a – Native Vegetation losses (proposed for removal)



Map 2b – Native Vegetation losses (proposed for removal)





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